CITY OF MOUNTAIN VIEW
COMMUNITY DEVELOPMENT DEPARTMENT • PLANNING DIVISION
500 Castro Street • Post Office Box 7540 • Mountain View • California • 94039-7540
650-903-6306 • Fax 650-962-8501

April 17, 2013

Alana Lee
U.S. Environmental Protection Agency
75 Hawthorne Street, SFD-7-3
San Francisco, CA 94105

**Re: Planned Unit Development for 37 Residential Units and Initial Study Scope of Work at 450 N. Whisman Road**

Ms. Lee:

The City has received a request from SummerHill Homes for a Planned Unit Development Permit and Development Review Permit to construct 37-unit detached rowhouse development and a public trail, on a vacant 6.4-acre property, located on Whisman Road between Whisman Court and Walker Drive. Enclosed for your review and comment are the proposed plans and scope of work for the preparation of an Initial Study/Mitigated Negative Declaration. If you have comments regarding the application, please provide them to me by May 1, 2013.

Thank you for the opportunity to review this application. If you have any questions, please do not hesitate to contact me at (650) 903-6458 or by email at scott.plambaeck@mountainview.gov.

Sincerely,

Scott Plambaeck
Senior Planner

Encl: Proposed Plans
Scope of Work for Initial Study

ESA Community Development

350 Frank H. Ogawa Plaza
Suite 300
Oakland, CA 94612
415.896.5900 phone
510.839.5825 fax

www.esassoc.com

April 12, 2013

***Sent Via Email Only: scott.plambaeck@mountainview.gov***

Scott Plambaeck
Senior Planner
City of Mountain View
500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

**Subject: Proposal for the 450 North Whisman IS/MND, Mountain View, CA (ESA Proposal No. P130228)**

Dear Mr. Plambaeck:

Thank you for offering Environmental Science Associates (ESA) the opportunity to continue our work at 450 North Whisman Drive, Mountain View. As you know, ESA prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for a residential development project located on the project site in 2008, which was never published. The document was at the screencheck stage when the applicant withdrew their application. This letter provides a work approach and preliminary cost estimate and schedule that assumes that ESA can use much of the setting information in that pervious document. The scope of work and cost estimate also reflects the transportation single modification design and traffic analysis in support of IS/MND prepared by Hexagon Transportation Consultants. ESAs scope of work is presented in **Attachment A.**

A preliminary cost estimate for the study is included as A**ttachment B**. ESA estimates that the total costs for revision and completion of the IS/MND will not exceed $55,265, which includes $37,375 related to the transportation analysis and signal modification to be prepared by Hexagon. These costs reflect substantive updates to the biological reconnaissance survey, transportation analysis, noise, and air quality/greenhouse gas analysis, as well as review and revision, as applicable, to all other sections to accommodate the description of the revised project. Further, since the preparation of the 2008 IS/MND, the City has updated its General Plan and its Initial Study format, and these changes must be included in the updated MND, as well. The proposed scope of work and preliminary cost estimate are subject to review and approval by City planning and environmental staff, as appropriate. This scope and cost estimate assume that the project description will not change substantially over the course of the preparation of the environmental document, and that no substantial delays outside ESA's control occur during the process of completing the Initial Study.

In addition, the cost estimate assumes that ESA will receive feedback from the City and, if applicable, from the project applicant, in one consolidated set of non-contradictory comments on the draft IS/MND, preferably in electronic format. Importantly, ESA will require any substantive available technical data pertinent to the project description and analyses, including any prior studies conducted at the site, be provided to ESA before substantial work begins pursuant to this scope of work.

### *Schedule*

ESA will adhere to the anticipated project schedule and will work diligently with the City to ensure product delivery. Assuming that the City and the project applicant will respond to information requests in a timely manner, ESA anticipates that the IS/MND can be completed and adopted in aprroximately **five (5) months** from project initiation (including the public review period and responding to any comments received).[1] If no public comment is received on the draft IS/MND, the schedule would be shortened by about one month.

We anticipate that a first draft of the Initial Study can be prepared within six (6) weeks of authorization to proceed, which reflects Hexagon's first submittal timeframe of four (4) weeks. This assumes, as noted above, that a project description sufficiently detailed to permit adequate environmental analysis is available within two weeks of authorization to proceed; that no background analyses beyond what is outlined in this Scope of Work will be required; should City staff determine otherwise, we would revisit the schedule. Allowing two to four additional weeks for City staff review and ESA revisions (one administrative draft plus a screencheck), would mean the Public Draft Mitigated Negative Declaration could be released for public review within three months of the approval of our work scope.

**Table 1** below outlines the anticipated schedule and estimated duration to complete each deliverable and review period; these estimates are subject to change, as directed by City staff. ESA feels this is an achievable schedule given the nature of the proposed project.

**TABLE 1: ESTIMATED PROJECT SCHEDULE AND DURATION OF DELIVERABLES**

| Task (Project Milestone) | Milestone Deliverables |
|---|---|
| **Task 1: Notice to Proceed/Project Initiation** | TBD |
| **Task 2: Prepare Administrative Draft IS/MND** | |
| Submit Administrative Draft IS/MND | 6 weeks |
| City Staff Review | 2 weeks |
| **Task 3: Prepare Public Draft IS/MND** | |
| Submit "Screencheck" Draft | 1 week |
| City Staff Review | 1 week |
| Submit Public Draft IS/MND | 1 week |
| City Staff Print and Distribute IS/MND and Notices | 1 week |
| Public Review Period | 4 weeks (30 days) |
| **Task 4: Prepare Administrative Draft Comments Summary** | |
| Submit Administrative Draft Comments Summary (if applicable) and Prepare MMRP | 2 weeks |
| City Staff Review | 1 week |

1 Note this scope assumes that Hexagon can prepare their technical analysis in four week timeframe.

| Task 5: Prepare Final IS/MND | |
|---|---|
| Prepare and submit Final IS/MND | 1 week |

If you have any questions, please call. We look forward to working with the City of Mountain View on this project.

Sincerely,

Lesley Lowe, AICP CTP
Project Manager

Karl Heisler
San Francisco Community Development Group Manager
Project Director

Attachments

# ATTACHMENT A
## Preliminary Scope of Work

ESA will update an Initial Study and Mitigated Negative Declaration (IS/MND) prepared in 2008 to be consistent with the existing City of Mountain View format. This section summarizes the work program that ESA will follow in completing this task.

**Task 1. Project Initiation**

ESA will review documents pertaining to the new project, as well as any new data that has become available with respect to the site since we halted work in 2008.

**Task 2. Preparation of Administrative Draft Initial Study**

ESA will prepare a revised Administrative Draft Initial Study that will include a description of the revised project and revisions to the CEQA environmental checklist to incorporate the revised project, as well as the required mandatory findings, and a determination that a Mitigated Negative Declaration will be the appropriate CEQA document for the project.

Specific tasks for key issues in the revised Checklist are discussed below.

**Air Quality and Greenhouse Gas Emissions.** The project is located in the San Francisco Bay Area Air Basin, which is designated as a non-attainment area for state and federal ozone and particulate matter standards. The 2012 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines no longer identify significance thresholds or provide screening tables to address potential impacts related to criteria pollutants from construction and operations. Consequently, the CalEEMod emissions estimator model will be used to estimate project emissions and that significance thresholds identified in the BAAQMD's 2009 Justification Report will be applied in the analysis, consistent with the City's current approach to air quality analysis.

For the purposes of assessing cancer risks and hazards from construction-related emissions of diesel particulate matter, it is anticipated that the relatively few pieces of diesel construction equipment necessary for construction and will preclude the need for a formal risk assessment on the basis of the modest degree of diesel particulate matter that would be generated and limited duration of exposure.

The proposed residences would generate greenhouse gas (GHG) emissions from energy use, solid waste generation and motor vehicle trips. GHG emissions associated with the proposed project will be estimated using the CalEEMod emissions estimator model, which, as noted above, will be run for the air quality

analysis. The quantification of project emissions will consider any proposed green building elements of the applicant.

**Biological Resources.** ESA's biologists will conduct a field reconnaissance survey to ensure that findings presented in the 2008 IS/MND are still relevant. If the proposed project would remove heritage trees, similar to the pervious project, the biological impacts and mitigation measures associated with the anticipated tree removal, including potential loss of suitable habitat for nesting birds protected under the federal Migratory Bird Treaty Act and the California Fish and Game Code will be updated. Overall, similar to the 2008 IS/MND expected that impacts, if any, could be mitigated to a less-than-significant level through the incorporation of standard mitigation measures, such as construction-period avoidance of nesting birds.

**Cultural Resources.** There are recorded prehistoric archaeological resources in the project area and therefore resources may exist on or near the site and could be discovered during site preparation, as presented in the 2008 IS/MND. ESA's cultural resources specialists conducted a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) this week and found that a Native American Burial was found in the vicinity of the project site. An ESA archeologist will conduct a surface survey, write a findings letter for the NWIC, and present a mitigation measure for subsurface testing to reduce potential impacts to less-than-significant.

**Noise.** The project site is located along North Whisman Road. ESA verify that there hasn't been a change in the noise environment, but conducting short-term noise measurements that can be compared to the ones presented in the 2008 IS/MND. ESA will ensure that noise-sensitive land uses or activities, such as the adjacent residences, in the vicinity of the project site and the roads that would receive construction and operational traffic and assess the difference in noise levels resulting from the change in traffic due to the proposed project are the same as those presented in the 2008 IS/MND. The temporary impacts of construction noise on adjacent sensitive land uses should be similar to those identified in the 2008 IS/MND similar construction-related mitigation measures will be identified, as appropriate, consistent with the City's approach to construction noise.

**Transportation.** The proposed project will result in the modification to the existing site layout and increase trips to the project site. Further, the access point for the proposed new development will be located approximately where the existing traffic signal on N. Whisman Road is situated. However, the proposed site driveway would be offset from the existing driveway across the street. Therefore, the design of the intersection layout and traffic signal operation will require careful consideration. Hexagon will prepare an operational analysis of the intersection prior to beginning any design work in order to identify any potential deficiencies with the planned offset intersection and to assist with the design of turn pocket lengths and traffic signal phasing. Hexagon's scope of work is attached.

Using operation analysis (i.e., level of service analysis) prepared by Hexagon, ESA will update the transportation analysis prepared for the 2008 IS/MND. ESA will discuss the potential for any effects on the circulation network. Other key transportation issues that will be addressed in the IS/MND include

identifying the project's impact to emergency access, traffic safety, and its effect on the City's policies regarding other modes of transportation (e.g., bicycle/pedestrian facilities, and transit accessibility/service) and the performance of such facilities. ESA will include a discussion of the project's interaction with the Hetch-Hetchy trail which runs through the project site.

**Other Issues.** In general, other issues will be fully analyzed and updated from the 2008 IS/MND. All issues will be discussed in sufficient detail to credibly demonstrate their lack of significance under CEQA, assuming this finding can be made. For instance, it appears unlikely that the proposed project will noticeably increase daytime population at the site; or result in any noticeable changes to agricultural resources, land use, visual, utilities and service systems, geological resources, hydrological resources, hazardous materials, recreational facilities, mineral resources, public services, or other environmental issues. All of these, however, will be addressed briefly, as appropriate, in the IS/MND.

As stated, assuming all impacts can be mitigated to a less than significant level as expected, a Mitigated Negative Declaration will be prepared. If any impact cannot be mitigated to a less than significant level, ESA would notify the City immediately that an EIR should be prepare.

The revised Administrative Draft IS/MND will be submitted to City staff for review and comment within four (4) weeks from the Notice to Proceed. ESA will an electronic copy (PDF and Word files) of the Administrative Draft IS/MND.

### Task 3. Preparation of Public Draft Initial Study

ESA will make revisions or corrections to the Administrative Draft and provide the City with both a screencheck version and a final version of the IS/MND. Declaration within a week of receipt of City comments on the Administrative Draft. ESA will produce the Public Draft IS/MND for circulation (up to 30 bound copies, a print-ready PDF and a web-ready PDF). It is assumed that distribution of the Public Draft IS/MND to all responsible agencies will be performed by the City.

### Task 4. Preparation of Response to Comments and Prepare Mitigation Monitoring and Reporting Program

Following the public review of the Draft IS/MND, ESA and the City review and discuss the comments received, if any, and establish the appropriate approach and distribution of responsibility for preparing specific responses to comments (e.g., master responses, policy responses, etc.). If necessary, ESA will produce a response to comments document. ESA will also assist the City with preparation of the Notice of Determination (NOD). This scope of work assumes response to no more than 10 comments. If after review and discussion of all comments received we estimate that the response effort will exceed our budgeted labor cost for this task, ESA will consult with City staff and the applicant to determine any appropriate adjustment to the scope of work.

ESA will prepare a Mitigation Monitoring and Reporting Program (MMRP) in compliance with Public Resources Code Section 21081.6, CEQA Guidelines Section 15097 for inclusion as an appendix to the Public Draft IS/MND. For any significant impact identified in the Public Draft IS/MND, the MMRP will be a matrix and describe the required mitigation and the responsible parties, tasks, and schedule for monitoring mitigation compliance, including a distinction of applicable phase, if necessary.

### Task 5: Attend Project and Public Meetings

The ESA Project Manager and other project team members (as appropriate) will attend up to one (1) initial project meeting to answer any questions the City and/or project applicant may have regarding our approach. In addition, the ESA Project Manager and other project team members (as appropriate) will attend two (2) public hearings (Planning Commission and City Council) to explain the environmental process under CEQA and/or answer questions related to the Public Draft MND, as needed.

## Attachment B: Cost Estimate Detail - 450 N. Whisman IS/MND

### ESA Labor Detail and Expense Summary

| Task Number / Description | | Director I | Managing Associate | Senior Associate II | Senior Associate I | Associate III | Subtotal | Project Support | Subtotal | Total Hours | Total Labor Price |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Hourly Billing Rate | | $190 | $170 | $140 | $125 | $110 | | $ 105 | | | |
| Task 1 | Project Management and Project Initiation | | 10 | | | | $ 1,700 | | $ - | 10 | $ 1,700 |
| Task 2 | Preparation of Administrative Draft Initial Study Checklist | 2 | | | | | $ 380 | | $ - | 2 | $ 380 |
| | Project Description | | 2 | | | 4 | $ 780 | 4 | $ 420 | 10 | $ 1,200 |
| | Land Use Plans and Policies | | 2 | | | 4 | $ 780 | | $ - | 6 | $ 780 |
| | Air Quality & Greenhouse Gas | | 6 | | | | $ 1,020 | | $ - | 6 | $ 1,020 |
| | Noise | | 4 | | | | $ 680 | | $ - | 4 | $ 680 |
| | Aesthetics | | | | | 4 | $ 440 | | $ - | 4 | $ 440 |
| | Geology, Hazards and Hydrology | | 4 | | | | $ 680 | | $ - | 4 | $ 680 |
| | Traffic, Transportation, and Circulation | | | 4 | | | $ 560 | | $ - | 4 | $ 560 |
| | Cultural Resources | | | 8 | | | $ 1,120 | | $ - | 8 | $ 1,120 |
| | Agricultural Resources | | | | | 1 | $ 110 | | $ - | 1 | $ 110 |
| | Biological Resources | | 2 | | | 4 | $ 780 | | $ - | 6 | $ 780 |
| | Population and Housing | | | | | 2 | $ 220 | | $ - | 2 | $ 220 |
| | Public Servies and Recreation | | | | | 2 | $ 220 | | $ - | 2 | $ 220 |
| | Utilities and Services Systems | | | | | 2 | $ 220 | | $ - | 2 | $ 220 |
| | Response to Comments on Administrative Initial Study | | 2 | 4 | | | $ 900 | | $ - | 6 | $ 900 |
| Task 3 | Preparation of Draft Initial Study for Public Review | | 2 | 2 | | 2 | $ 840 | 2 | $ 210 | 8 | $ 1,050 |
| Task 4 | Preparation of Public Initial Study Response to Comments / MMRP | 2 | 6 | 6 | | | $ 2,240 | 4 | $ 420 | 18 | $ 2,660 |
| Task 5 | Project Meetings and Hearings | 2 | 8 | 2 | | | $ 2,020 | | $ - | 12 | $ 2,020 |
| | | | | | | | $ - | | $ - | - | $ - |
| Total Hours | | 6 | 48 | 26 | - | 25 | | 10 | | 115 | |
| **Subtotals - Labor Hours** | | $ 1,140 | $ 8,160 | $ 3,640 | $ - | $ 2,750 | $ 15,690 | $ 1,050 | $ 1,050 | | $ 16,740 |
| Percent of Effort - Labor Hours Only | | 5.2% | 41.7% | 22.6% | 0.0% | 21.7% | | 8.7% | | 100.0% | |
| Percent of Effort - Total Project Cost | | 2.1% | 14.8% | 6.6% | 0.0% | 5.0% | | 1.9% | | | 30.3% |

| | |
|---|---|
| **ESA Labor Costs** | **$ 16,740** |
| **ESA Non-Labor Expenses** | |
| Reimbursable Expenses | $ 1,150 |
| **Subtotal ESA Non-Labor Expenses** | **$ 1,150** |
| **Hexagon Transportation** | **$ 37,375** |
| **TOTAL PROJECT PRICE** | **$ 55,265** |

# HEXAGON TRANSPORTATION CONSULTANTS, INC.

April 12, 2013

Ms. Lesley Lowe
ESA
350 Frank H. Ogawa Plaza, Suite 300
Oakland, CA 94612

**RE: Proposal to Conduct a Traffic Operations Analysis and Prepare Traffic Signal Modification Plans for North Whisman Road in Mountain View, California**

Dear Ms. Lowe:

Hexagon Transportation Consultants, Inc. is pleased to submit this proposal for providing traffic engineering services and preparing construction documents for the modification of the existing traffic signal on North Whisman Road in connection with the 450 N. Whisman Road development project in Mountain View, California.

## PROJECT UNDERSTANDING

The access point for the proposed new development will be located approximately where the existing traffic signal on N. Whisman Road is situated. However, the new site driveway will be offset from the existing driveway across the street. Therefore, the design of the intersection layout and traffic signal operation will require careful consideration. An operational analysis of the intersection will be needed prior to beginning any design work in order to identify any potential deficiencies with the planned offset intersection and to assist with the design of turn pocket lengths and traffic signal phasing. In addition, the major access point via U.S. 101 will be through Fairchild Drive. The intersection of Fairchild Drive and N. Whisman Road also will be included in the operational analysis.

## WORK SCOPE

### Phase 1 – Traffic Analysis

#### *1. Traffic Operations Analysis*

AM and PM Peak-hour turning movement volumes will be obtained from new peak-hour turning movement counts at four locations: (1) the signalized intersection, (2) Whisman Court/N. Whisman Road, (3) Walker Drive/N. Whisman Road, and (4) Fairchild Drive/N. Whisman Road. The peak-hour volumes will be used to represent existing conditions. Collecting additional traffic count data will require authorization and additional budget.

Based on the proposed development size and land use, site-generated traffic will be estimated using the appropriate vehicular trip generation rates published in the latest edition of ITE's *Trip Generation*. The directional distribution of site-generated traffic will be developed based on existing traffic patterns in the area, the available roadway network, and the locations of complementary land uses. The site-generated traffic will be added to the roadway network based on this trip distribution pattern for each of the project intersections. The trip assignment volumes will be added to the peak-hour counts to represent existing plus project conditions.

111 W. St. John Street, Suite 850 • San Jose, California 95113
phone 408.971.6100 • fax 408.971.6102 • www.hextrans.com

A traffic model representing the study area will be developed for the traffic operations analysis. The study area under existing and existing plus project conditions will be modeled in Synchro/SimTraffic. The model will be calibrated to match the observed conditions in the study area.

The traffic operations analysis will consist of evaluating intersection operations at the four study intersections in terms of level of service, vehicle queuing, and general traffic flow in the corridor.

Our findings and recommendations will be summarized in a letter-style technical report. The report will include a summary of the analysis methodologies and results as well as a description of any recommended improvements or modifications to the intersections. Hexagon will respond to editorial comments on the draft report and prepare a final report.

## Phase 2 – Design

### *2. Preliminary Investigations*

**Obtain and Review Background Information**

Hexagon will work with City staff to obtain any relevant background information that may be useful or required to complete the design plans for the signal at the proposed project access point on N. Whisman Road, such as traffic signal as-built plans and street light as-built plans.

**Field Investigations**

Our staff will visit the project area, make observations and take measurements and photographs as required to verify the accuracy of the base map and to refine and update our base map. Record drawings for improvements in the area will be verified for accuracy and completeness and our design base map will be updated as necessary to accurately reflect existing conditions. Potential conflicts with overhead utilities and obstructions, and other conflicts not readily apparent on the topographic maps will be identified in the field. Hexagon will field-verify existing traffic signal and street light facilities, the routing of electrical conduits, and the size, location, and contents of existing pull boxes and cabinets near the intersection.

**Preparation of Base Maps**

Hexagon will utilize files containing topographic mapping and proposed civil improvements for the signalized intersection, to be furnished by the project civil engineer, as a basis for the traffic signal modification plans. The civil base map should show the project intersection under existing conditions, as well as the planned civil engineering improvements at the project location.

The civil base map must include all of the following elements before Hexagon can begin the design:

- Locations of existing and new curb, gutter, edge of pavement, sidewalk, driveways, and wheelchair ramps;
- Location of existing and new street lights, utility poles, and large trees.
- Existing intersection and roadway signing and striping, including lane lines, legends, arrows, and crosswalk locations.

All of the elements described above must be provided within 200 feet of the intersection on both N. Whisman Road approaches and within 50 feet of the intersection on both side street approaches before Hexagon can begin work on the design plans.

Additionally, the locations of existing and new pull boxes, utility vaults, cabinets, street light poles, utility poles, traffic signal poles, and all existing above and below ground utilities (for example: PG&E, water, telephone, cable, fiber, closed circuit TV, and sanitary sewer) must be provided for a distance of 50 feet on all intersection approaches.

If topographical mapping is not available within the limits specified above, then additional time and budget will be necessary for Hexagon to extend the coverage of base maps.

### *3. Geometric Design Support*

Hexagon will work with the project civil engineer to ensure that the proposed geometry of new intersection curbs, islands and striping will accommodate the turning movements of design vehicles and will be compatible with the safe and efficient operation of the proposed traffic signal system. We will provide assistance, as needed, to locate new curb ramps such that the proposed ramp locations are compatible with signal pole and push button locations to satisfy ADA standards.

### *4. Design Plans*

**Traffic Signal Modification Plans**

Hexagon will contact the City of Mountain View Public Works Department and research any special requirements they may have with regard to the proposed traffic signal modification.

Per industry standards, electrical construction plans will be prepared in Caltrans format using standard Caltrans symbols and nomenclature. Equipment shown on the plans will conform to the City of Mountain View requirements. The traffic signal equipment layout and signal display will conform to the standards of the latest edition of the *California Manual on Uniform Traffic Control Devices*. Designs will utilize standard equipment and construction practices as shown in the current editions of the Caltrans *Standard Specifications* and *Standard Plans*.

**Pavement Delineation and Signing Plans**

Signing and striping plans will be designed for the signalized intersection. If striping changes are needed at the adjacent intersections to accommodate the traffic signal changes, then our striping plans will include that work as well. The signing and striping plans will be prepared in accordance with the latest edition of the California MUTCD as well as the City of Mountain View street design standards.

**PS&E Submittals**

Construction plans will utilize a 24" X 36" sheet border featuring a standard City title block, or other title block as may be required for this project. Electrical plans will utilize Caltrans-standard symbols, abbreviations, and notes and will fully document (show on the plans) all elements of the electrical systems.

If requested by the City, a separate set of Technical Special Provisions for electrical systems construction and signing/striping improvements will be prepared on 8 ½" x 11" sheets. A detailed estimate of probable construction cost will be prepared and will be submitted for review along with the construction plans.

Unless we are directed to prepare fewer submittals, the plans, special provisions and estimates (PS&E) will be submitted for review at four (4) levels of completion: 35%/Conceptual, 65%, 95%, and 100%. All review submittals will consist of four (4) sets of 24" x 36" bond prints of the construction plans, along with one set of the Estimates.

- The 35% (Conceptual Design) PS&E will represent a conceptual layout of proposed improvements and will include the base map with the outline of civil improvements and roadway striping improvements, a layout of signal poles, street light poles, cabinets, display equipment and detectors, and a signal operation phase diagram.
- The 65% PS&E will address any comments received on the conceptual submittal and will add electrical conduits, pull boxes, circuitry, and completed equipment and conduit schedules.
- The 95% PS&E will address any comments received on the 65% submittal and will add full equipment specifications and any other features required to bring the construction plans to a complete and biddable state.
- The 100% PS&E will represent the final plan-check set for City review before the construction documents are produced.

Upon notification that the 100% PS&E have been approved, Hexagon will prepare final deliverables (construction documents) which will include one sets of reproducible plan sheets (24" x 36", black ink on acetate), with the original signature of a responsible Professional Engineer, and one set of cost estimates printed on 8 ½" x 11" sheets. If requested, we will also furnish a CD-ROM containing electronic files of the traffic signal designs in AutoCAD format.

### *5. Meetings*

Our scope and budget estimate include time and cost for Hexagon staff to attend up to three (3) meetings with City staff and/or the project team in connection with the project. Additional meetings would require authorization and additional budget.

## ADDITIONAL SERVICES

Additional services in connection with the project, not otherwise provided for in this proposal, will be provided upon written authorization. Examples of additional services include the following:

- Analyzing additional intersections in the model for the traffic operations analysis or including additional scenarios,
- conducting a full traffic impact analysis,
- producing more than the number of submittals specified above,
- development of base maps to cover areas excluded from the civil base maps,
- redesign resulting from changes beyond Hexagon's control,
- developing full traffic signal interconnect modification plans between the subject intersection and adjacent intersections,
- conducting a photometric analysis,
- preparing signal timing plans or traffic control plans,
- preparing streetlight modification plans,
- response to additional reviews,
- attendance at more than the number of meetings specified in this scope,
- preparing as-built plans,
- providing bid and construction support services, and
- attendance at pre-construction meetings or construction progress meetings.

## TIME SCHEDULE

We are prepared to start work immediately upon receipt of your authorization to proceed.

Barring any unforeseen delays, we anticipate submitting the draft traffic operations analysis report within four weeks of notice to proceed.

## FEE

The total fee for completing the tasks outlined in the above scope of services will be based on applicable hourly rates as shown on the attached rate schedule and the direct cost of materials and will not exceed a total of $32,500. Should additional services be required, they will be performed for an additional fee to be authorized in advance by ESA.

## ADDITIONAL EXPENSES

Our fee for services listed above includes certain minor expenses necessary to provide the scope of work described above. This includes in-house and outside reproduction costs for the number of plan sets specified for each submittal and delivery expenses associated with the number of submittals specified above. Any additional expenses incurred beyond those included in the scope of work will be billed at cost, over and above the not-to-exceed amount quoted above. Such additional expenses may include: reproduction of more than the total number of plan sets specified in the scope, additional overnight mail and deliver/courier charges, PG&E application or engineering fees, and other costs and expenses incurred at your request.

We appreciate your consideration of Hexagon Transportation Consultants for this project. Please do not hesitate to call if you have any questions about this proposal or if you would like to discuss the project.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Jeff A. Elia

Jeffrey A. Elia, P.E.

Principal Associate

## *Exhibit A*

# 2013 STANDARD HOURLY BILLING RATES*

| | |
|---|---|
| President | $240 |
| Principal Associate | $195 |
| Senior Associate II | $180 |
| Senior Signal Designer | $180 |
| Senior Associate I | $165 |
| Associate II | $145 |
| Associate I | $130 |
| Planner/Engineer II | $115 |
| Planner/Engineer I | $105 |
| Admin/Graphics | $95 |
| Senior CAD Technician | $85 |
| Technician | $75 |

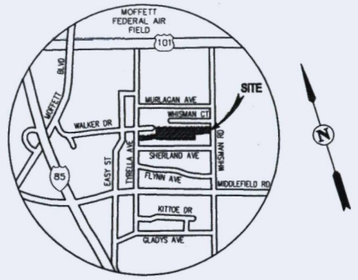
Direct expenses are billed at actual costs, with the exception of mileage, which is reimbursed at the current rate per mile set by the IRS.

*Billing rates shown are effective January 1, 2013 and subject to change January 1, 2014.

# HAWTHORNE

## PLANNED UNIT DEVELOPMENT SET

*CITY OF MOUNTAIN VIEW , CALIFORNIA*




VICINITY MAP

NOT TO SCALE


PROJECT TEAM :

DEVELOPER

SUMMERHILL HOME
JONATHAN FEARN
3000 EXECUTIVE PARKWAY, SUITE 450
SAN RAMON, CA 94583
(925) 244-7500

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
KARRIE MOSCA
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322

ARCHITECT

WILLIAM HEZMALHALCH ARCHITECTS, INC.
ROBERT LEE
5000 EXECUTIVE PARKWAY, SUITE 375
SAN RAMON, CA 94583
(925) 463-1700

LANDSCAPE ARCHITECT

VAN DORN ABED LANDSCAPE ARCHITECTS INC.
SHARI VAN DORN
81 14TH STREET
SAN FRANCISCO, CA 94103
(415) 864-1921



PROJECT INFORMATION :

| | |
|---|---|
| SITE AREA: | 6.44 ± AC |
| A.P.N. : | 160-16-044 |
| EXISTING ZONING: | RESIDENTIAL R2 (ONE AND TWO FAMILY) |
| PROPOSED ZONING: | PLANNED DISTRICT RESIDENTIAL (11.75 UNITS / AC) |
| PROPOSED LAND USE: | 37 SINGLE FAMILY DETACHED RESIDENTIAL LOTS |

SHEET INDEX:

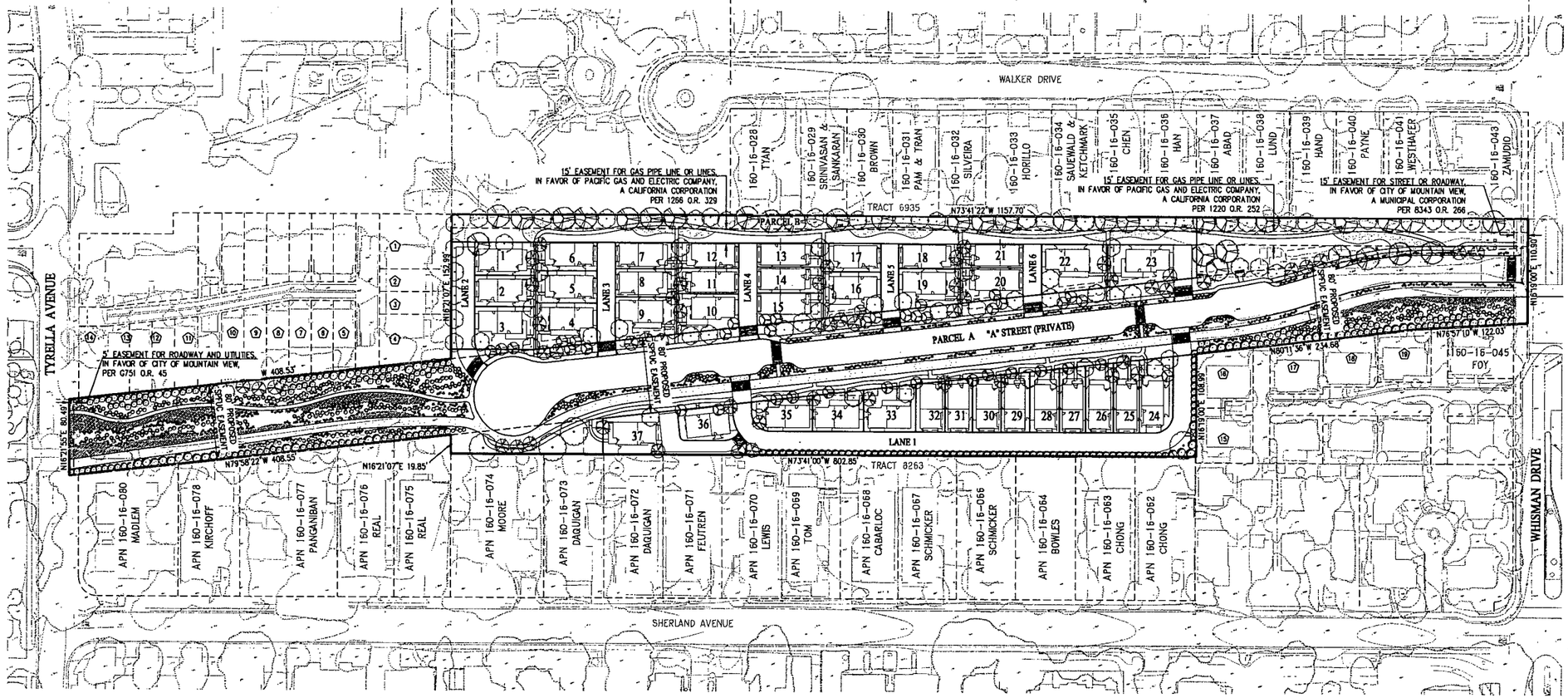


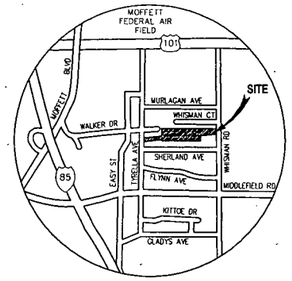
SUMMERHILL HOMES



T1

APRIL 1, 2013




## VICINITY MAP

NOT TO SCALE

## BASIS OF BEARINGS:

1. APPLICANT: SUMMERHILL HOMES, 777 SOUTH CALIFORNIA AVENUE, PALO ALTO, CA 94304, JONATHAN FEARN, (650) 842-2403
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., 6111 BOLLINGER CANYON ROAD, SUITE 150, SAN RAMON, CA 94583, KARRIE MOSCA, (925) 866-0322
3. ARCHITECT: WILLIAM HEZMALHALCH ARCHITECTS INC, 5000 EXECUTIVE PARKWAY, SUITE 375, SAN RAMON, CA 94583, ROBERT LEE, (925) 463-1700
4. LANDSCAPE ARCHITECT: VAN DORN ABED LANDSCAPE ARCHITECTS, INC, 81 14TH STREET, SAN FRANCISCO, CA 94103, SHARI VAN DORN, (415) 864-1921
5. GEOTECHNICAL ENGINEER: ENGEO, INC., 6399 SAN IGNACIO AVENUE, SUITE 150, SAN JOSE, CA 95119, (408) 574-4900
6. APN 160-16-044
7. ZONING: R2 - ONE AND TWO FAMILY
8. EXISTING SITE AREA: 6.44± GROSS ACRES, 3.15± ADJUSTED GROSS ACRES (LESS 80' SPFUC & 15' PG&E EASEMENTS)
9. NUMBER OF UNITS: 37 UNITS
10. SITE COVERAGE: 15.6%
11. FLOOR AREA RATIO: 28.2%
12. GENERAL PLAN: MEDIUM LOW DENSITY RESIDENTIAL (7-12 UNITS/AC)
13. DENSITY: 11.75 DU/AC
14. COMMON USABLE OPEN SPACE AREA (PARCEL B): 23,679 SF (8.4%)
15. PRIVATE USABLE OPEN SPACE AREA: 5,178 SF (AVERAGE 139.9 SF/UNIT)
16. LANDSCAPE OPEN AREA:
    - AREA INSIDE OF PG&E EASEMENT 17,365 SF
    - AREA INSIDE SFPUC EASEMENT 89,174 SF
    - REMAINDER OF THE SITE 72,394 SF
    TOTAL LANDSCAPE OPEN AREA: 178,933 SF (63.8%)
17. PARKING:
    COVERED PARKING: 74
    ON-STREET PARKING: 39
18. MINIMUM LOT SIZE: 1,642 SF (LOT 31)
    - MAXIMUM: 4,656 SF (LOT 37)
    AVERAGE: 2,317 SF
19. UTILITIES:

| | TYRELLA AVENUE & WHISMAN DRIVE | ON-SITE |
|---|---|---|
| SEWER | CITY OF MOUNTAIN VIEW | PRIVATE |
| WATER | CITY OF MOUNTAIN VIEW | PRIVATE |
| STORM DRAIN | CITY OF MOUNTAIN VIEW | PRIVATE |

20. FLOOD ZONE DESIGNATION: ZONE X (SHADED) PER COMMUNITY PANEL NUMBER 06085C 0039 H AND 06085C 0045 H DATED MAY 18, 2009.
21. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF MOUNTAIN VIEW STANDARDS.
22. COMMON AREAS TO BE MAINTAINED BY THE HOA.

| PROPERTY APN / OWNER INFORMATION | | |
|---|---|---|
| 1 | 160-09-011 | SPRAGUE, JOAN |
| 2 | 160-09-012 | MARSHALL, NICHOLAS AND MARSHALL, PATRICIA |
| 3 | 160-09-013 | COHEN, ERIC J |
| 4 | 160-09-014 | STOLERMAN, YULIA AND VENDROW, ALEX |
| 5 | 160-09-015 | LIN, JAMES S |
| 6 | 160-09-016 | BENTOV-HAMAN, CHEN AND BENTOR-HAMAN, MOTTI |
| 7 | 160-09-017 | RAMI, YOGESH |
| 8 | 160-09-018 | MADRID, DONALD A |
| 9 | 160-09-019 | IBRAGIMOVA, LARISA AND BORUKHOV, LEV |
| 10 | 160-09-020 | BRENT FAMILY TRUST |
| 11 | 160-09-021 | LOMAN, JAMES AND LOMAN, CYNTHIA |
| 12 | 160-09-022 | CUTLER, ET AL |
| 13 | 160-09-023 | BLYUMINA, INNA AND NEHAMKIN, MICHAEL |
| 14 | 160-09-024 | ORAN FAMILY TRUST |
| 15 | 160-16-050 | WU, JIANRONG AND WU, KAIHANG |
| 16 | 160-16-049 | WONG, CALVIN |
| 17 | 160-16-048 | KAISER, AGNES |
| 18 | 160-16-047 | WANG, EVA WAI-MAN |
| 19 | 160-16-046 | LEE, CHUNG WON |

## ABBREVIATIONS:

| | |
|---|---|
| AC | ACRES |
| EX | EXISTING |
| BO | BLOW OFF |
| CUE | COMMON USE EASEMENT |
| CB | CATCH BASIN |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| FC | FACE OF CURB |
| FI | FIELD INLET |
| FF | FINISHED FLOOR ELEVATION |
| HP | HIGH POINT |
| JT | JOINT TRENCH (BY OTHERS) |
| LL | LOT LINE |
| MH | MANHOLE |
| MOC | MUNICIPAL OPERATIONS CENTER |
| OF | OVERFLOW STORMWATER PIPE |
| P | PAD ELEVATION |
| PUE | PUBLIC UTILITY EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PVAW | PRIVATE VEHICLE ACCESS WAY |
| RW | RIGHT OF WAY |
| RI | RISER |
| SF | SQUARE FEET |
| SFPUC | SAN FRANCISCO PUBLIC UTILITY COMMISION |
| SS | SANITARY SEWER |
| SSE | SANITARY SEWER EASEMENT |
| SD | STORM DRAIN |
| TC | TOP OF CURB |
| TR | TREATED STORMWATER PIPE |
| UT | UNTREATED STORMWATER PIPE |
| W | WATER |
| WLE | WATER LINE EASEMENT |

## LEGEND:

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| 1 | 1 | LOT NUMBER |
| | | PROPERTY LINE |
| | | LOT LINE |
| | | RIGHT-OF-WAY LINE |
| | | CENTER LINE |
| | | EASEMENT LINE |
| | | TOP OF CURB |
| | | RETAINING WALL |
| | | CONCRETE |
| | | BIO RETENTION AREA |
| | (1) | PUBLIC PARKING DESIGNATION |

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF NORTH WHISMAN ROAD. THE BEARING BEING N16°19'00"E PER PARCEL MAP (794 M 27).

## BENCHMARK:

CITY OF MOUNTAIN VIEW BENCHMARK #111-02
ELEVATION: 59.767

# ARCHITECTURAL SITE PLAN
# HAWTHORNE

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: APRIL 2013


Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575


SHEET NO. C-1 OF 3 SHEETS

G:\2008\ACAD\TMC-1.DWG

TRACT 6935

15' EASEMENT FOR GAS PIPE LINE OR LINES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION PER 1266 O.R. 328

N73°41'22"W 1157.70'

PARCEL B

N16°21'07"E 152.99'

1 PLAN 3A
2 PLAN 3D
3 PLAN 2A
4 PLAN 2SP-C
5 PLAN 3A
6 PLAN 3D
7 PLAN 3A
8 PLAN 3D
9 PLAN 2SP-A
10 PLAN 2C
11 PLAN 1A
12 PLAN 3D
13 PLAN 1A
14 PLAN 1B
15 PLAN 1A
16 PLAN 2A
17 PLAN 3D
18 PLAN 3D
19 PLAN 2SP-C
21
20
30

LANE 2
LANE 3
LANE 4
LANE 5

PARCEL A "A" STREET (PRIVATE)

MATCHLINE SEE SHEET C-3

N79°58'22"W 408.53'(T)

PARCEL A

5' EASEMENT FOR ROADWAY AND UTILITIES IN FAVOR OF CITY OF MOUNTAIN VIEW, PER 0751 O.R. 45

TYRELLA AVENUE

N16°21'55"E 80.49'

R=50.00'

R=42.00'

PROPOSED 80' SFPUC EASEMENT

35 PLAN 2SG-A
34 PLAN 2SG-C
33 PLAN 2SG-A
32 PLAN 3
31 PLAN 1

LANE 1

37 PLAN 3D
36 PLAN 2SP-C

N73°41'00"W 802.85'

TRACT 8263

# ARCHITECTURAL SITE PLAN

# HAWTHORNE

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: APRIL 2013


cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575


SHEET NO. C-2 OF 3 SHEETS

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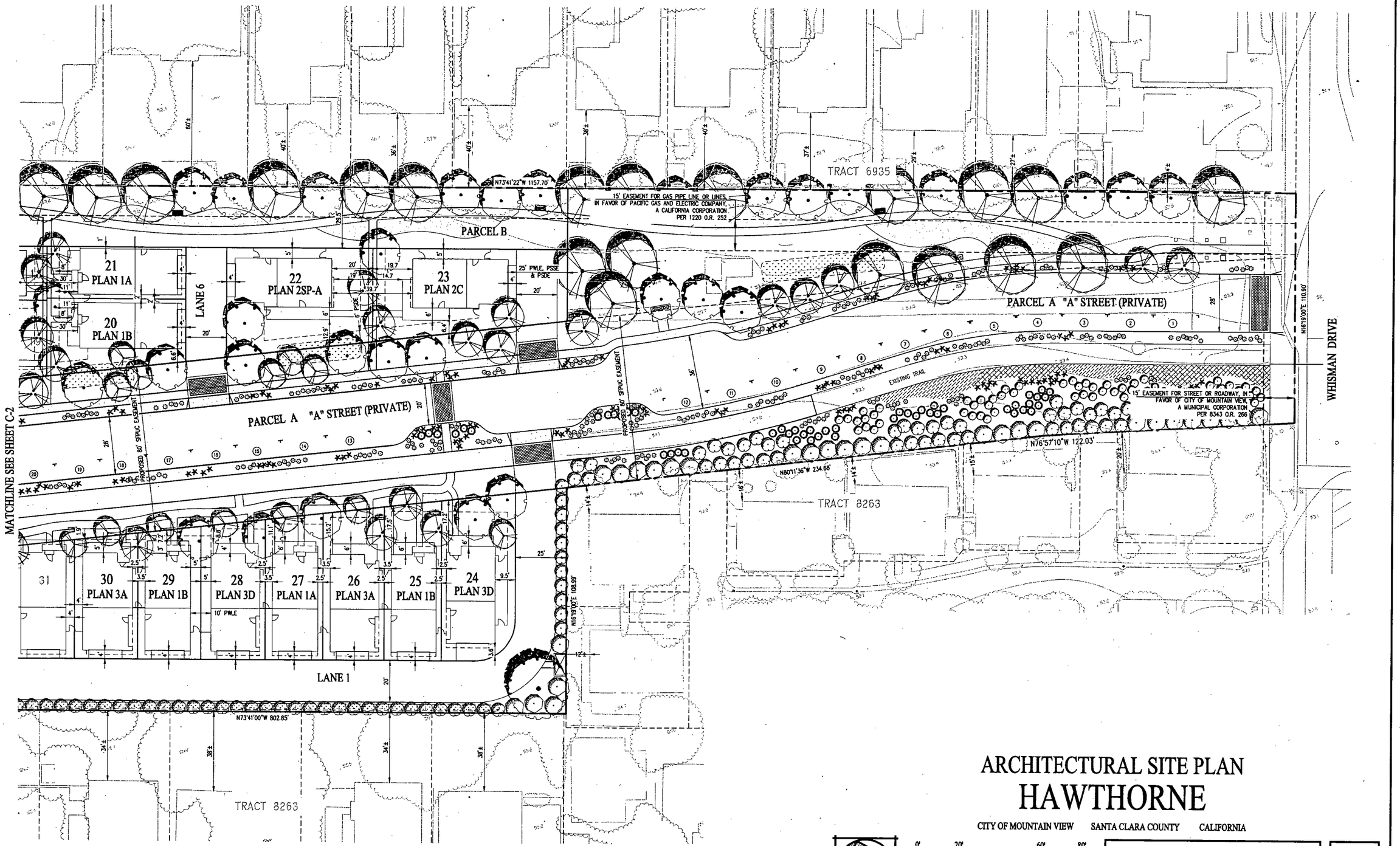


# ARCHITECTURAL SITE PLAN
# HAWTHORNE

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20'

DATE: APRIL 2013

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
5111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575

SHEET NO. C-3 OF 3 SHEETS

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Plan 1A

Plan 3D

Plan 2C

**SUBMITTAL PACKAGE**

April 1, 2013

**SITE PLAN**

A SP-1 Neighborhood Context
A SP-2 Illustrative Site Plan
A SP-3 Solar Study

**ARCHITECTURE**

A1-1 Plan 1 First & Second Floor Plans
A1-2 Plan 1 Roof Plans
A1-3 Plan 1 Front Elevations
A1-4 Plan 1 Elevation 'A'
A1-5 Plan 1 Elevation 'B'
A2-1 Plan 2 First & Second Floor Plans
A2-2 Plan 2 Roof Plans
A2-3 Plan 2 Front Elevations
A2-4 Plan 2 Elevation 'C'
A2-5 Plan 2 Elevation 'A'
A2-6SP Plan 2 Side Porch First & Second Floor Plans
A2-7SP Plan 2 Side Porch Roof Plans
A2-8SP Plan 2 Side Porch Elevation 'C'
A2-9SP Plan 2 Side Porch Elevation 'A'
A2-10SG Plan 2 Side Garage First & Second Floor Plans
A2-11SG Plan 2 Side Garage Elevation 'C'
A2-12SG Plan 2 Side Garage Elevation 'A'
A3-1 Plan 3 First & Second Floor Plans
A3-2 Plan 3 Roof Plans
A3-3 Plan 3 Front Elevations
A3-4 Plan 3 Elevation 'A'
A3-5 Plan 3 Elevation 'D'

0 4 8 12



SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

# Hawthorne
Mountain View, CA
Summerhill Homes

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

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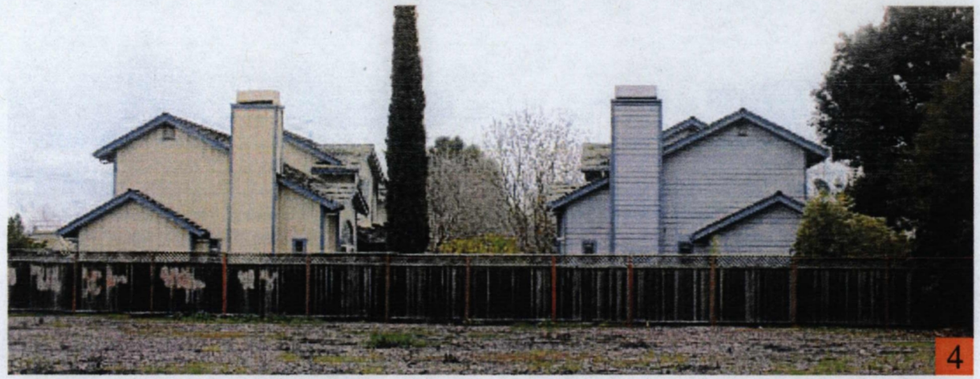






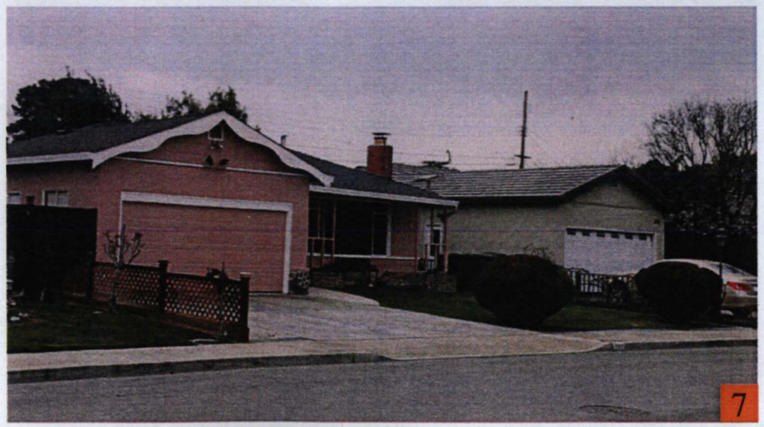





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# NEIGHBORHOOD CONTEXT

## Hawthorne

Mountain View, CA
Summerhill Homes

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APRIL 01, 2013

A SP-1

2012201


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ILLUSTRATIVE SITE PLAN
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Mountain View, CA
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APRIL 01, 2013

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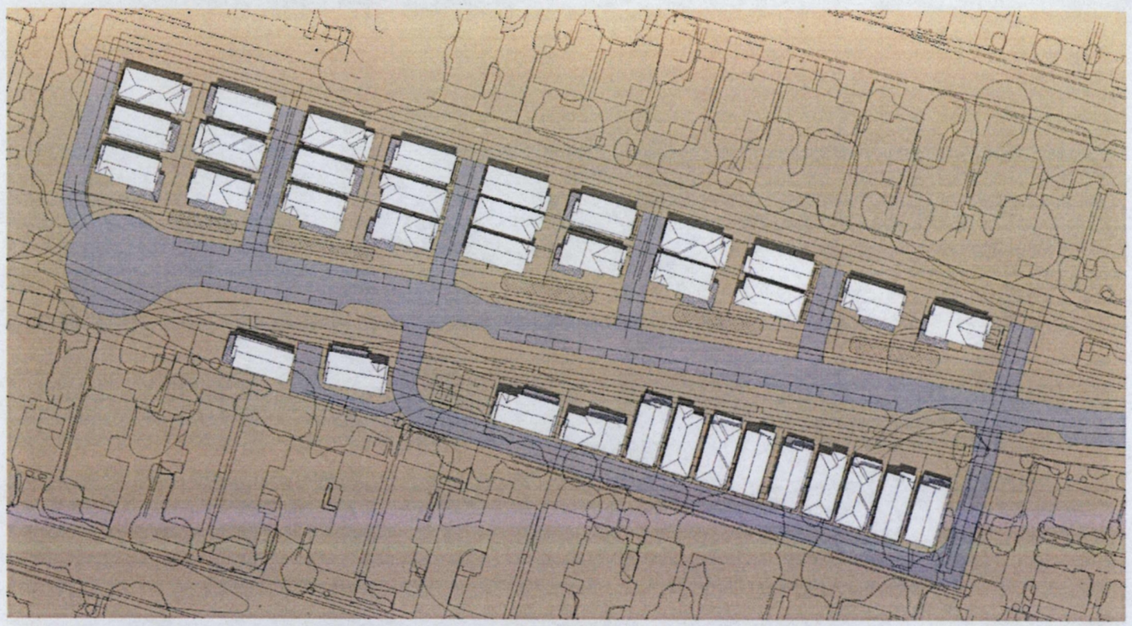

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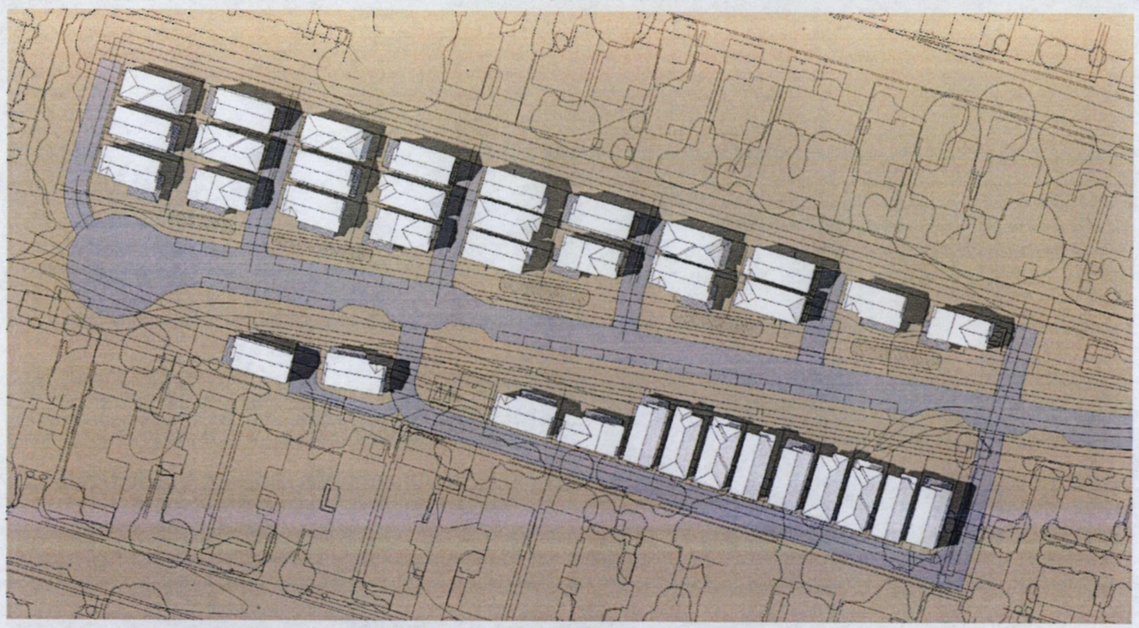

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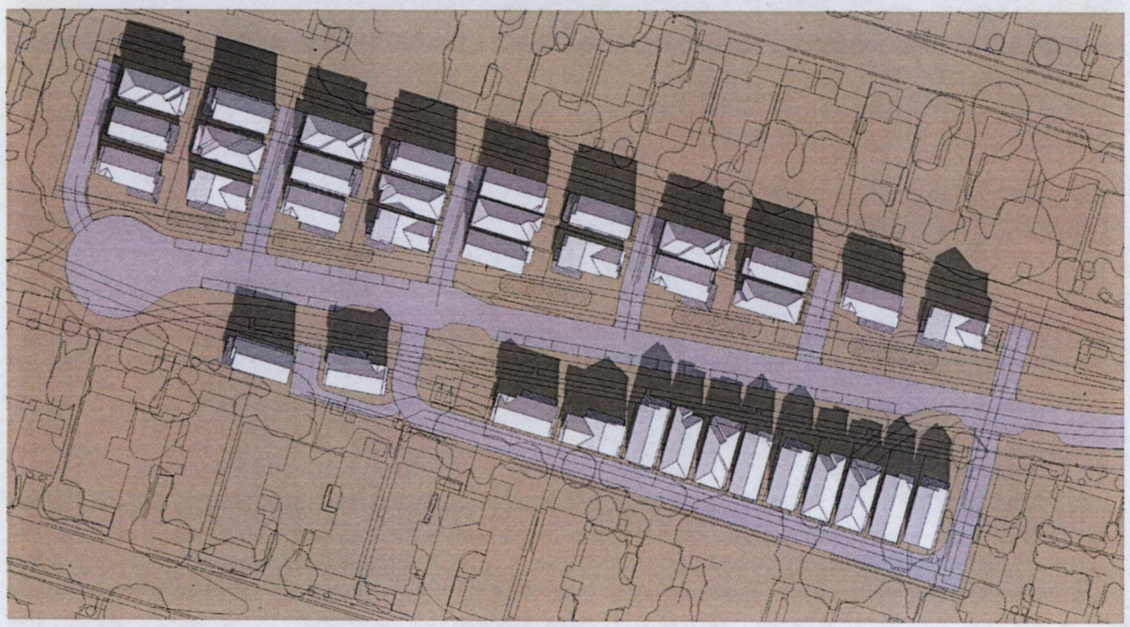

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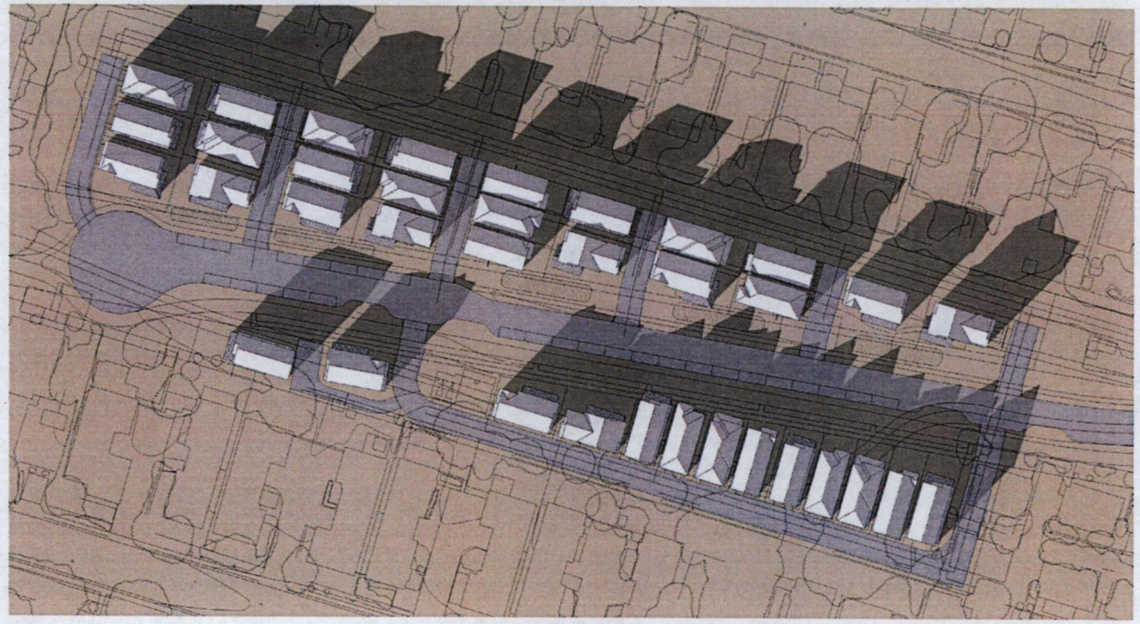

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COMMUNITIES OF DISTINCTION

SOLAR STUDY

# Hawthorne

Mountain View, CA
Summerhill Homes


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April 1, 2013

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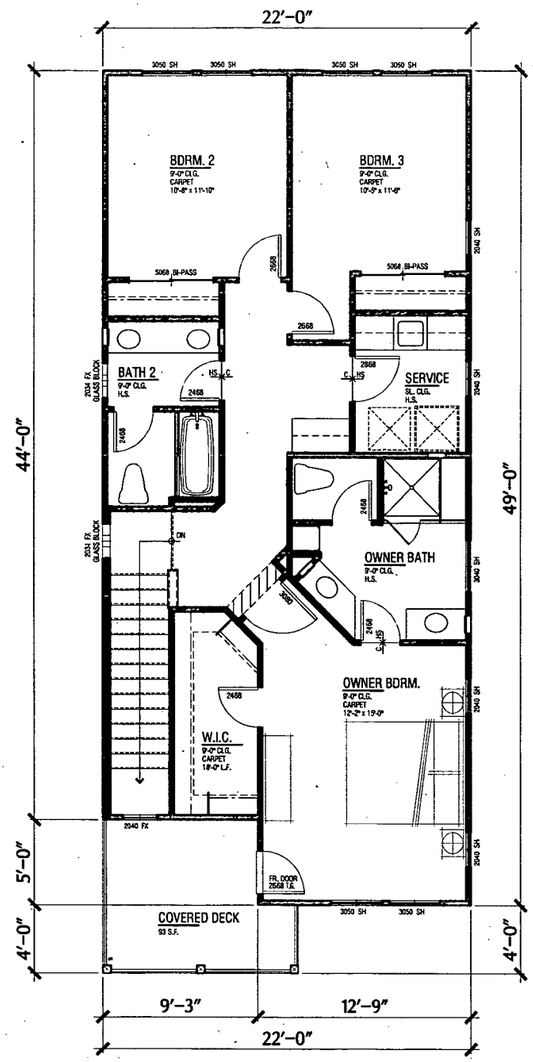
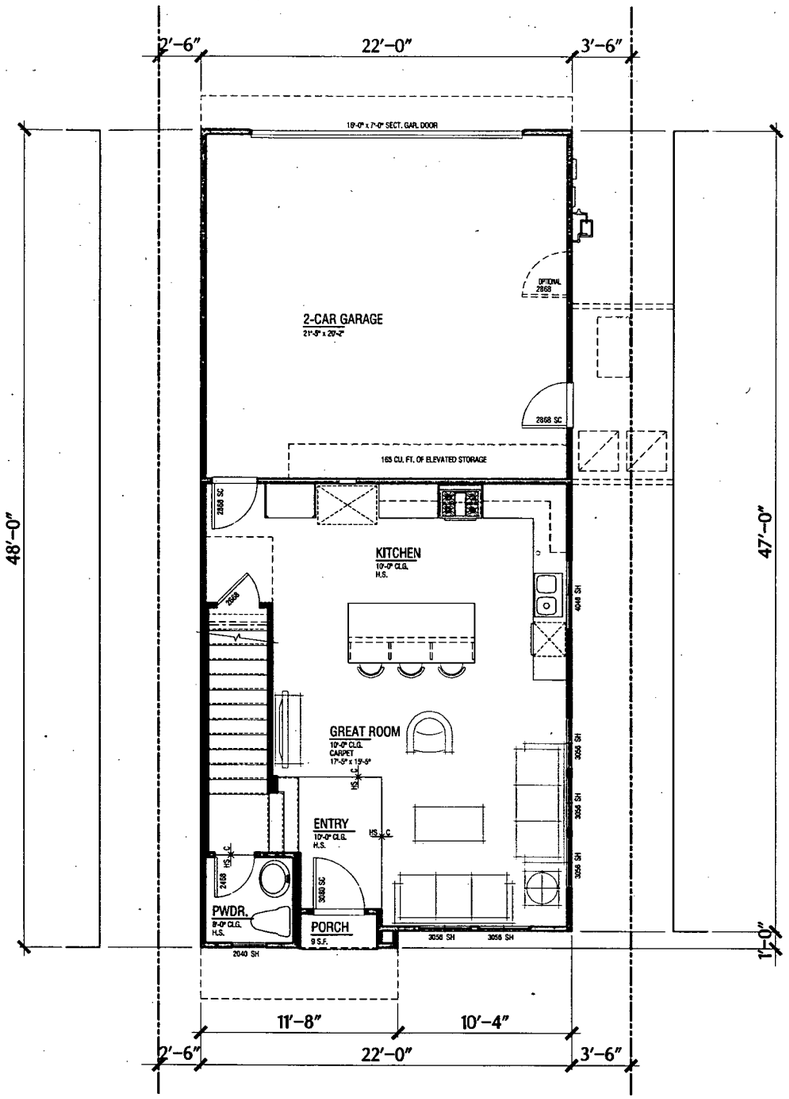



## Second Floor

957 SF




## First Floor

585 SF

# Plan 1

1,542 SF
3 Bdrm/2.5 Ba
2 Car Garage

# Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



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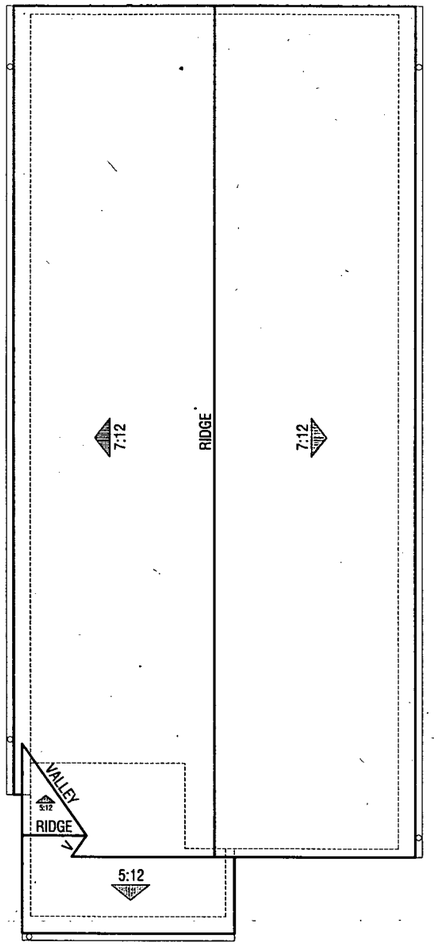
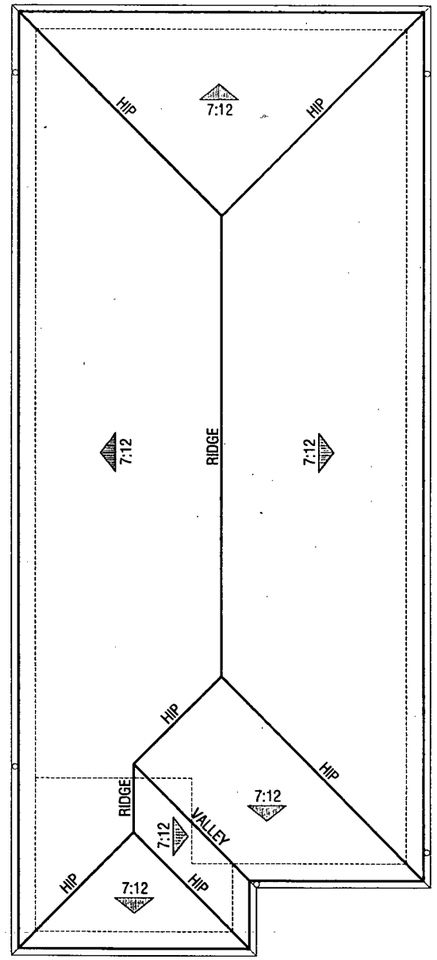



Elevation 'B'




Elevation 'A'

# Plan 1

Roof Plans

0 4 8 12



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## Elevation 'B'

| | |
|---|---|
| ROOF: | COMPOSITION SHINGLE<br>STANDING SEAM METAL |
| FASCIA: | WOOD |
| GABLE TREATMENT: | DECORATIVE METAL VENT |
| GUTTER: | OGEE SHAPED METAL |
| WALL: | FIBER CEMENT BOARD AND BATTEN<br>STUCCO (SAND FINISH) |
| TRIM: | FIBER CEMENT TRIM |
| WINDOWS: | VINYL<br>GLASS BLOCK |
| RAILING: | METAL TUBE WIRE MESH |
| CORBEL: | POLYURETHANE |
| GARAGE DOOR: | ROLL-UP SECTIONAL |

## Elevation 'A'

| | |
|---|---|
| ROOF: | COMPOSITION SHINGLE<br>STANDING SEAM METAL (WHERE APPLICABLE) |
| FASCIA: | WOOD |
| GABLE TREATMENT: | DECORATIVE METAL VENT |
| GUTTER: | OGEE SHAPED METAL |
| WALL: | FIBER CEMENT LAP SIDING (5" EXPOSURE)<br>STUCCO (SAND FINISH)<br>FIBER CEMENT BOARD AND BATTEN (WHERE APPLICABLE) |
| TRIM: | FIBER CEMENT TRIM |
| WINDOWS: | VINYL<br>GLASS BLOCK (WHERE APPLICABLE) |
| SHUTTERS: | METAL AWNING |
| RAILING: | FIBER CEMENT TRIM (WHERE APPLICABLE) |
| POTSHELF: | WOOD |
| CORBEL: | POLYURETHANE |
| GARAGE DOOR: | ROLL-UP SECTIONAL |

# Plan 1

Front Elevations

0 4 8 12



SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

# Hawthorne

Mountain View, CA
Summerhill Homes

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April 1, 2013

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2012201

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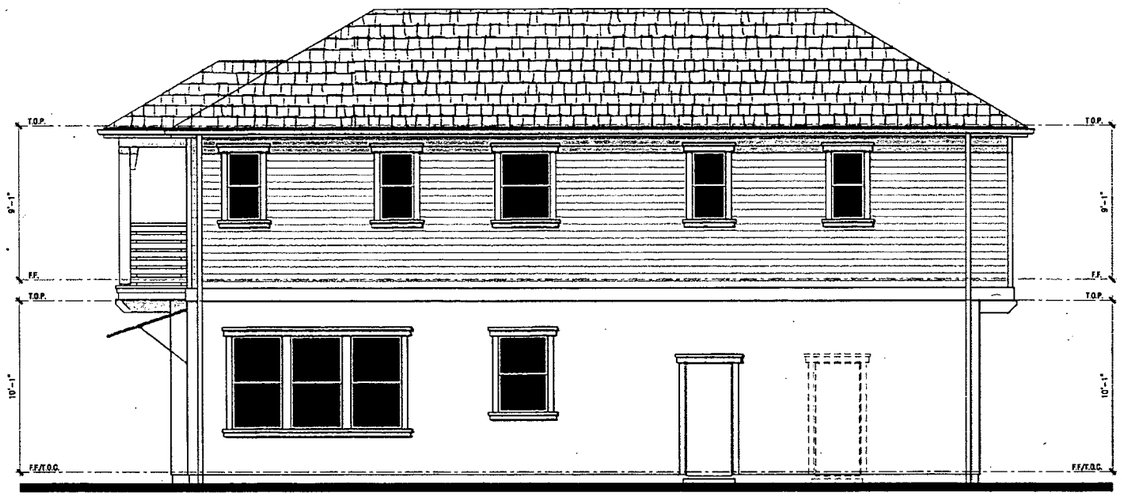
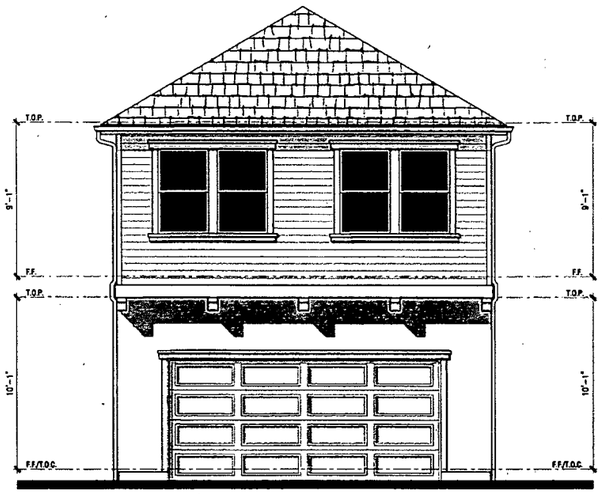
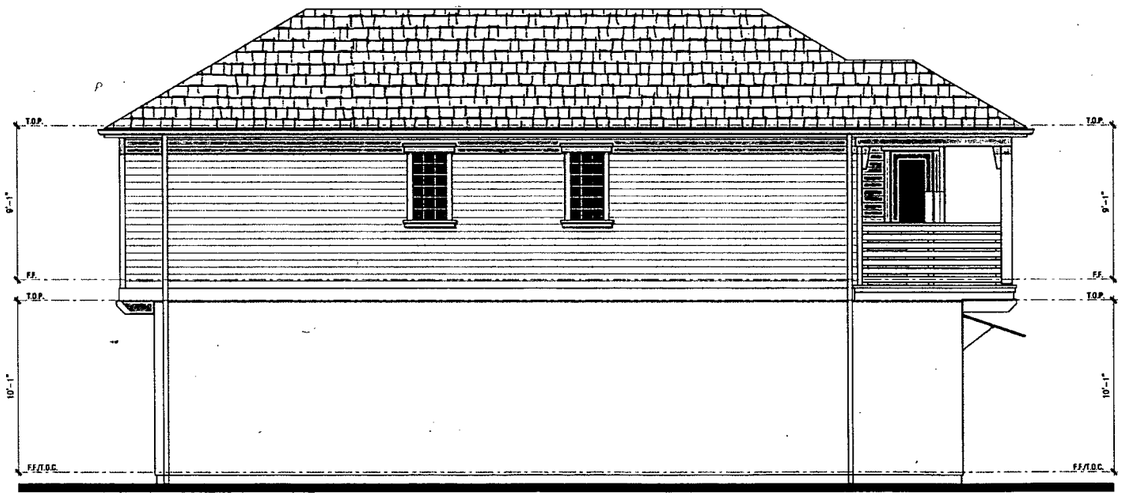



Right Elevation




Rear Elevation




Left Elevation

(1 Hour Rated Wall per Code)


Front Elevation

# Plan 1

Elevation 'A'

0 4 8 12



SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

# Hawthorne

Mountain View, CA

Summerhill Homes

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949 250 0507 www.wharchitects.com fax 949 250 1529

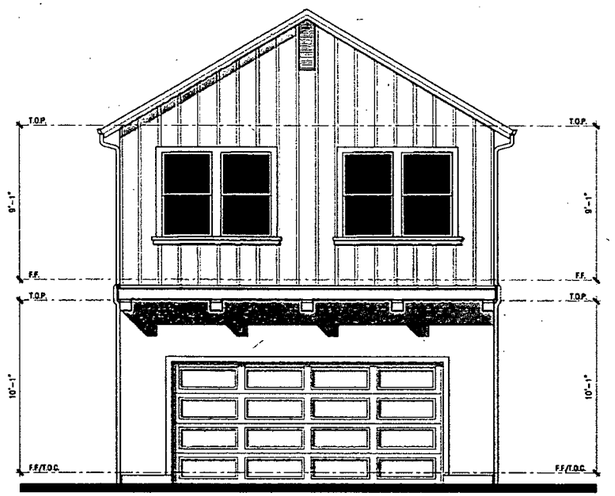
April 1, 2013

A1.4

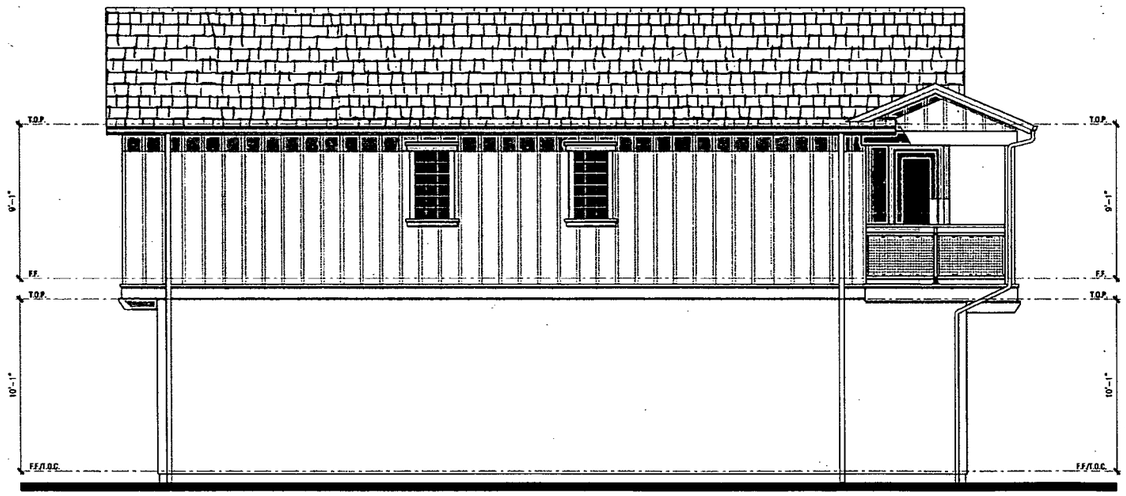
2012201

2012201 - Hawthorne - Mountain View, CA


Right Elevation

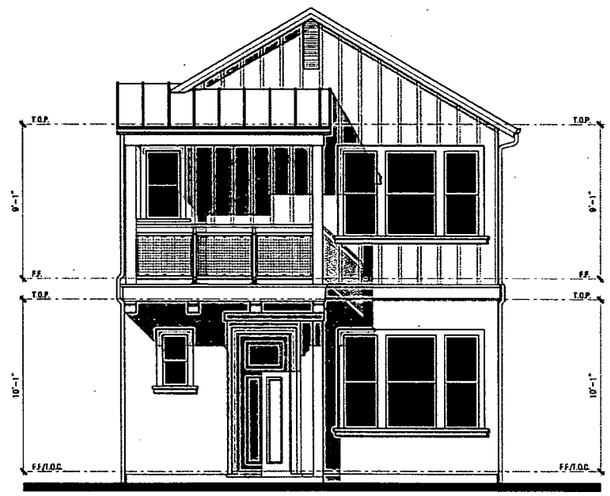



Rear Elevation




Left Elevation

(1 Hour Rated Wall per Code)




Front Elevation

# Plan 1

Elevation 'B'

0 4 8 12



SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

# Hawthorne

Mountain View, CA

Summerhill Homes

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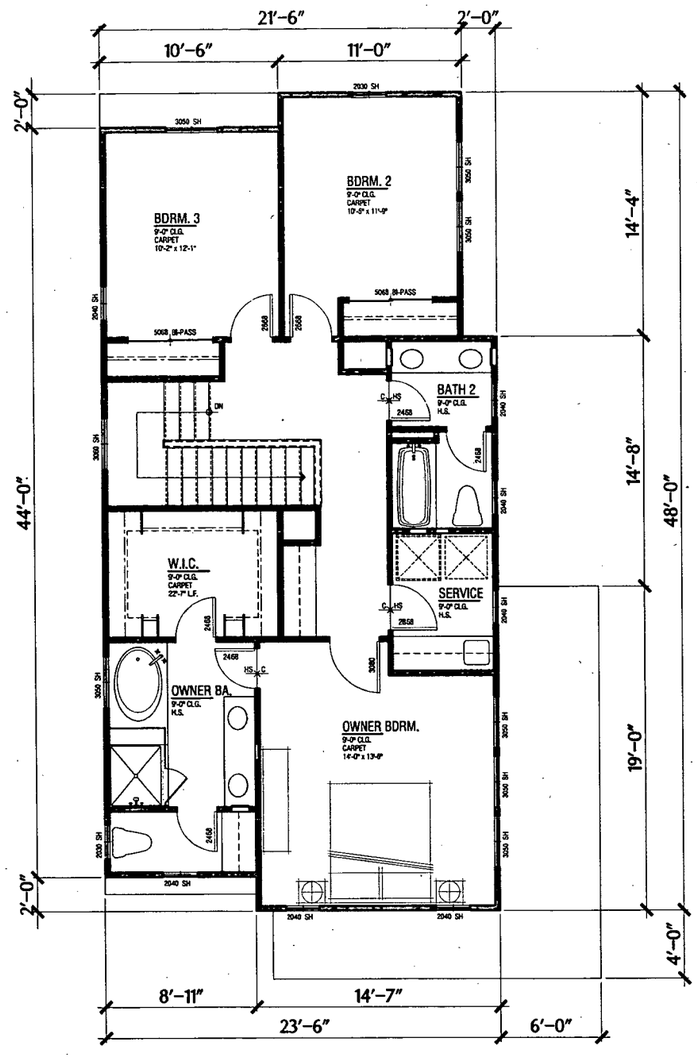
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

April 1, 2013

A1.5

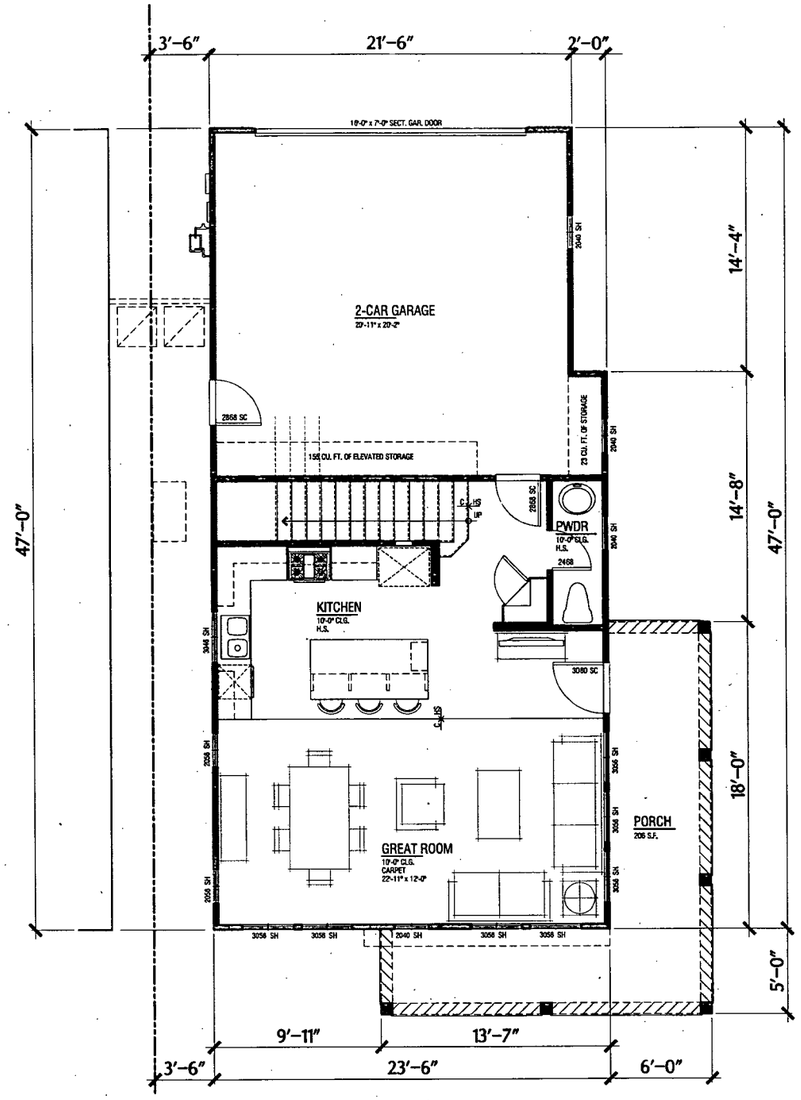
2012201

2012201 - Hawthorne - Mountain View, CA




## Second Floor

982 SF




## First Floor

625 SF

# Plan 2

1,607 SF
3 Bdrm/2.5 Ba
2 Car Garage

# Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

WILLIAM HEZMALHALCH
ARCHITECTS INC.
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
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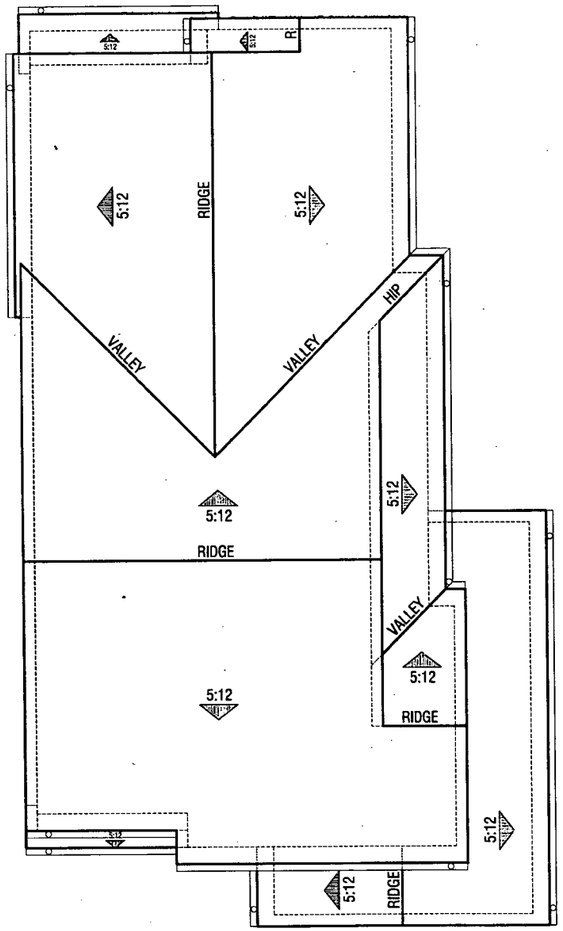
949 250 0607 www.wharchitects.com fax 949 250 1529

April 1, 2013

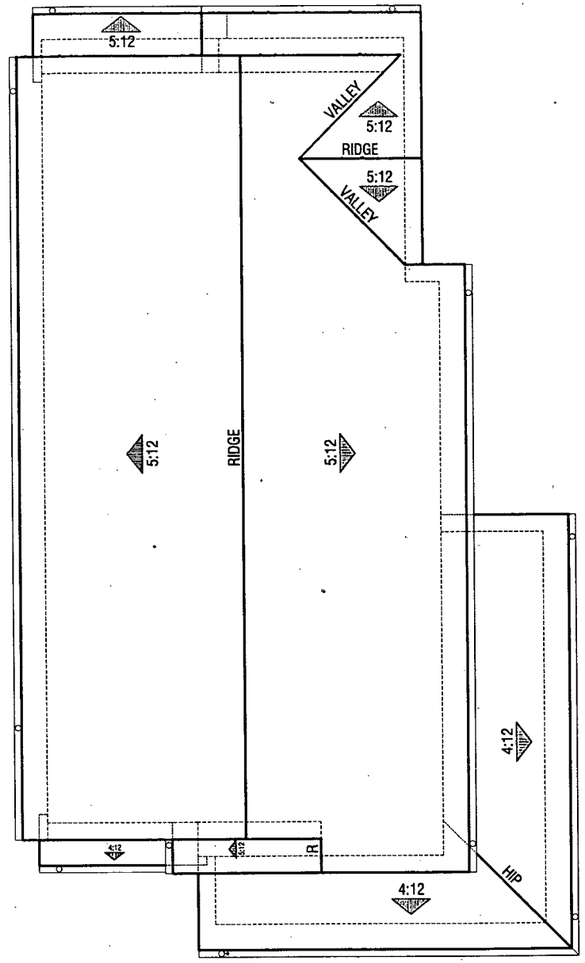
A2.1

2012201

2012201 - Hawthorne - Mountain View, CA




Elevation 'A'




Elevation 'C'

# Plan 2

Roof Plans

# Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
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2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
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April 1, 2013

A2.2

2012201

2012201 - Hawthorne - Mountain View, CA

## Elevation 'A'

| | |
|---|---|
| ROOF: | COMPOSITION SHINGLE<br>STANDING SEAM METAL (WHERE APPLICABLE) |
| FASCIA: | WOOD |
| GABLE TREATMENT: | DECORATIVE METAL VENT |
| GUTTER: | OGEE SHAPED METAL |
| WALL: | FIBER CEMENT LAP SIDING (5" EXPOSURE)<br>STUCCO (SAND FINISH)<br>FIBER CEMENT BOARD AND BATTEN (WHERE APPLICABLE) |
| TRIM: | FIBER CEMENT TRIM |
| WINDOWS: | VINYL<br>GLASS BLOCK (WHERE APPLICABLE) |
| SHUTTERS: | METAL AWNING |
| RAILING: | FIBER CEMENT TRIM (WHERE APPLICABLE) |
| POTSHELF: | WOOD |
| CORBEL: | POLYURETHANE |
| GARAGE DOOR: | ROLL-UP SECTIONAL |

## Elevation 'C'

| | |
|---|---|
| ROOF: | COMPOSITION SHINGLE<br>STANDING SEAM METAL |
| FASCIA: | WOOD |
| GABLE TREATMENT: | DECORATIVE METAL VENT |
| GUTTER: | OGEE SHAPED METAL |
| WALL: | FIBER CEMENT LAP SIDING (6" EXPOSURE) |
| TRIM: | FIBER CEMENT TRIM |
| WINDOWS: | VINYL |
| GARAGE DOOR: | ROLL-UP SECTIONAL |

# Plan 2

Front Elevations

# Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

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2050 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

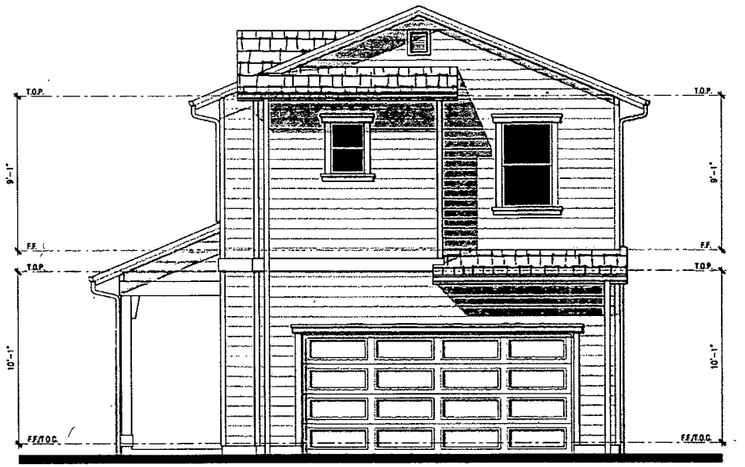
April 1, 2013

A2.3

2012201

2012201 - Hawthorne - Mountain View, CA


Right Elevation




Rear Elevation


Left Elevation


Front Elevation

# Plan 2

Elevation 'C'

0 4 8 12



SUMMERHILL HOMES SJA

COMMUNITIES OF DISTINCTION

# Hawthorne

Mountain View, CA

Summerhill Homes

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

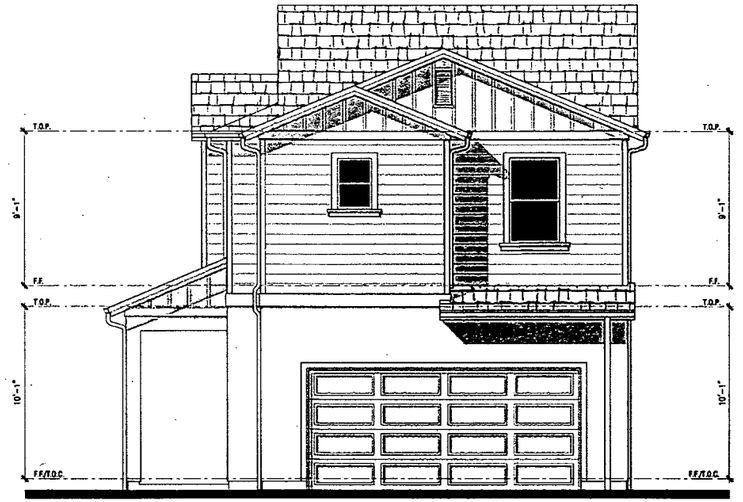
April 1, 2013

A2.4

2012201

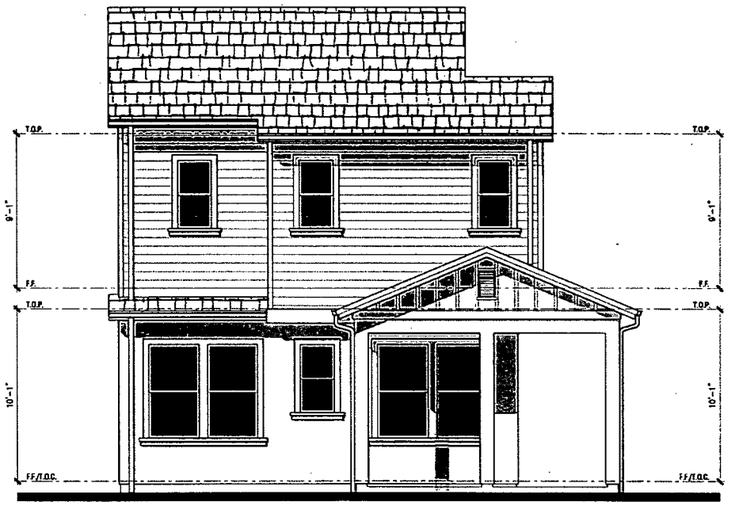
2012201 - Hawthorne - Mountain View, CA


Right Elevation




Rear Elevation


Left Elevation




Front Elevation

# Plan 2

Elevation 'A'

0 4 8 12



SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

# Hawthorne

Mountain View, CA

Summerhill Homes

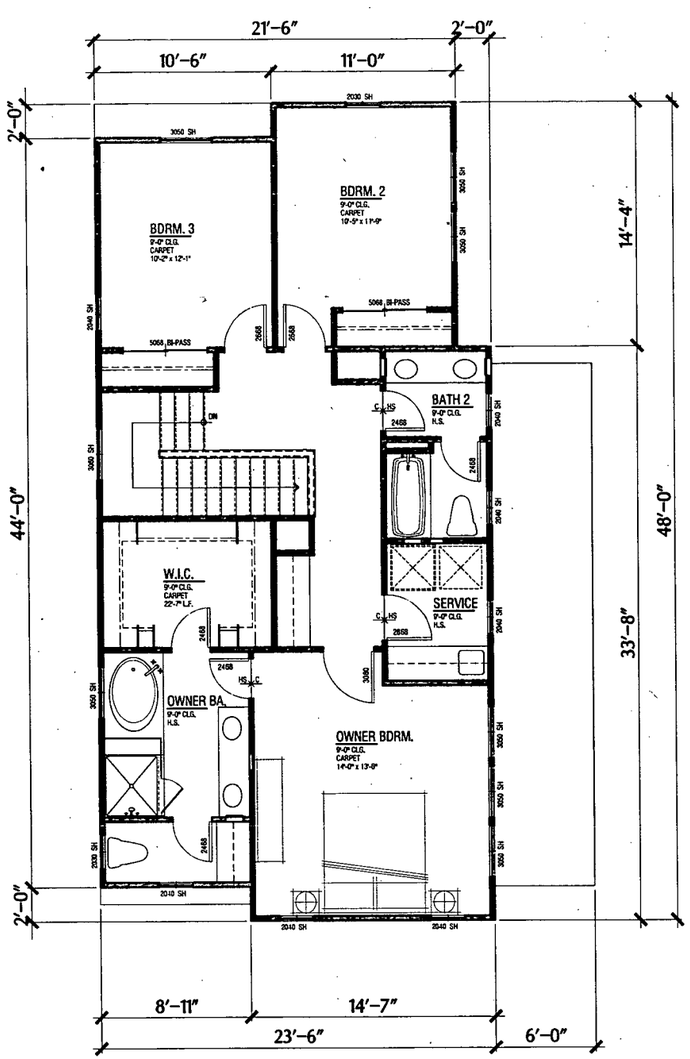
WILLIAM HEZMALHALCH ARCHITECTS INC.
6600 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

April 1, 2013

A2.5

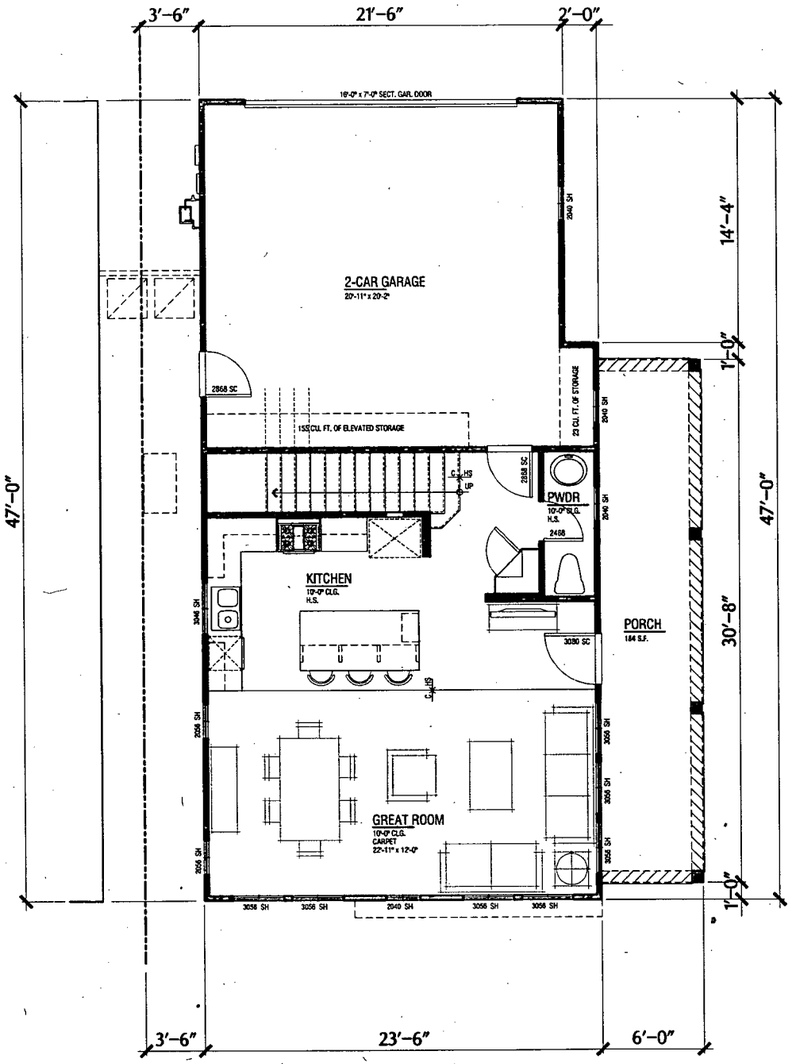
2012201

2012201 - Hawthorne - Mountain View, CA




Second Floor

992 SF




First Floor

625 SF

# Plan 2 Side Porch

1,607 SF
3 Bdrm/2.5 Ba
2 Car Garage

# Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

WILLIAM HEZMALHALCH
ARCHITECTS INC.
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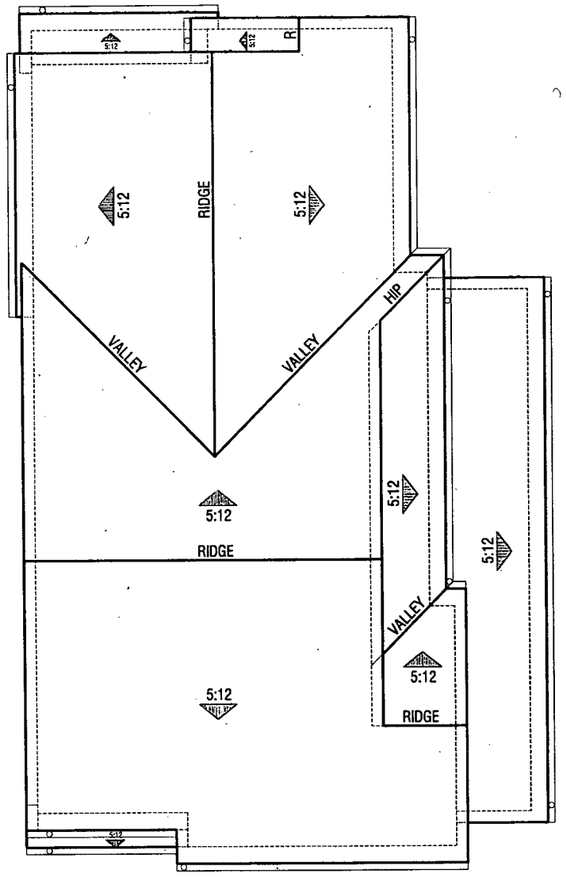
April 1, 2013

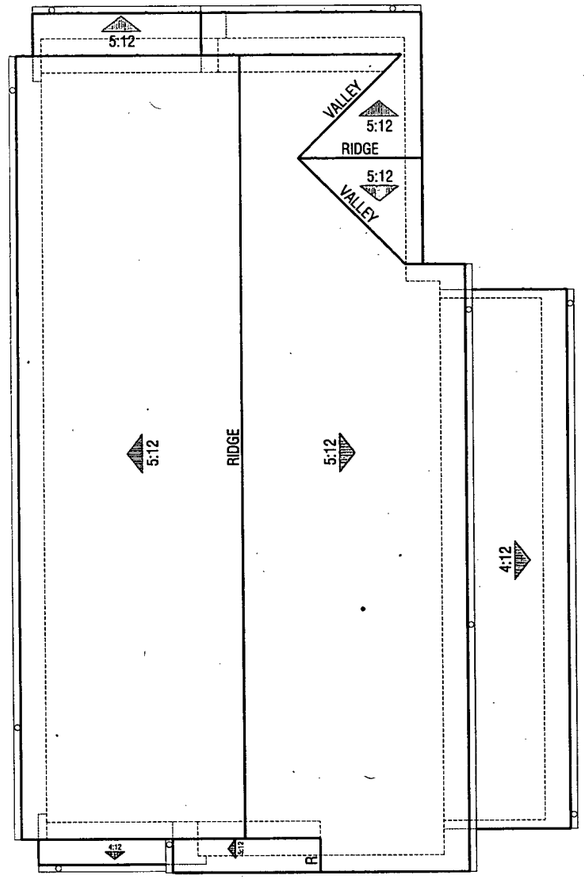
A2.6SP

2012201

2012201 - Hawthorne - Mountain View, CA




Elevation 'A'




Elevation 'C'

# Plan 2 Side Porch

Roof Plans
(also applicable to Plan 2 Side Garage)

## Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
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949 250 0607 www.whlarchitects.com fax 949 250 1529

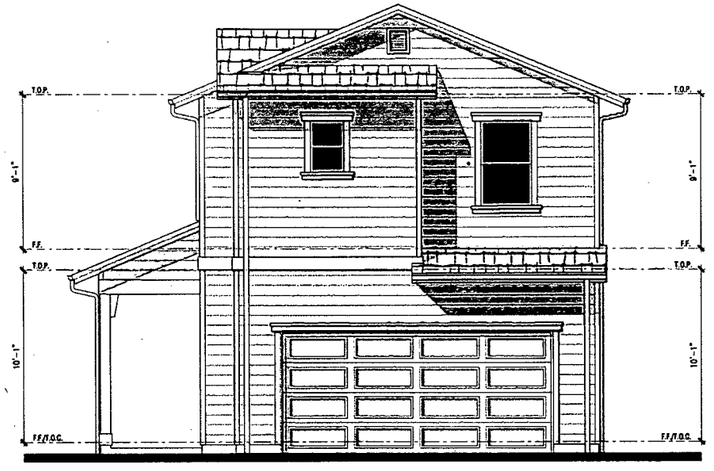
April 1, 2013

A2.7SP

2012201

2012201 - Hawthorne - Mountain View, CA


Right Elevation




Rear Elevation


Left Elevation


Front Elevation

# Plan 2 Side Porch

Elevation 'C'

0 4 8 12



SUMMERHILL HOMES™

COMMUNITIES OF DISTINCTION

# Hawthorne

Mountain View, CA

Summerhill Homes

WILLIAM HEZMALHALCH ARCHITECTS INC.
6200 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4310
925 483 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

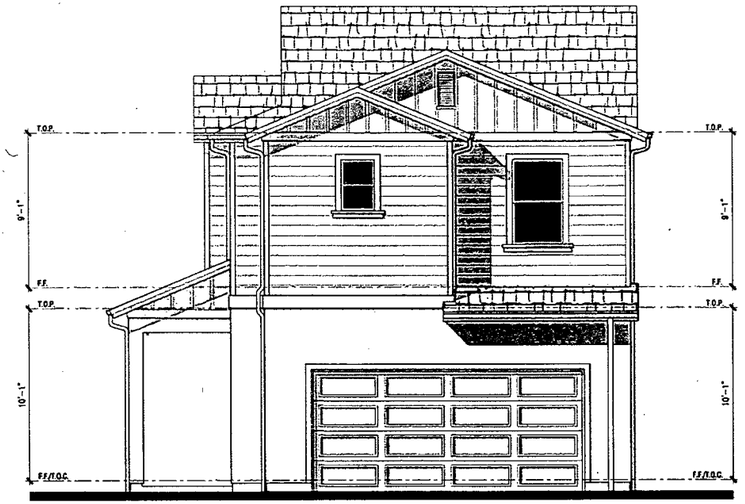
March 21, 2013

2.8SP

2012201

2012201 - Hawthorne - Mountain View, CA


Right Elevation




Rear Elevation


Left Elevation


Front Elevation

# Plan 2 Side Porch

Elevation 'A'

0 4 8 12



SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

## Hawthorne

Mountain View, CA

Summerhill Homes

WILLIAM HEZMALHALCH ARCHITECTS, INC.
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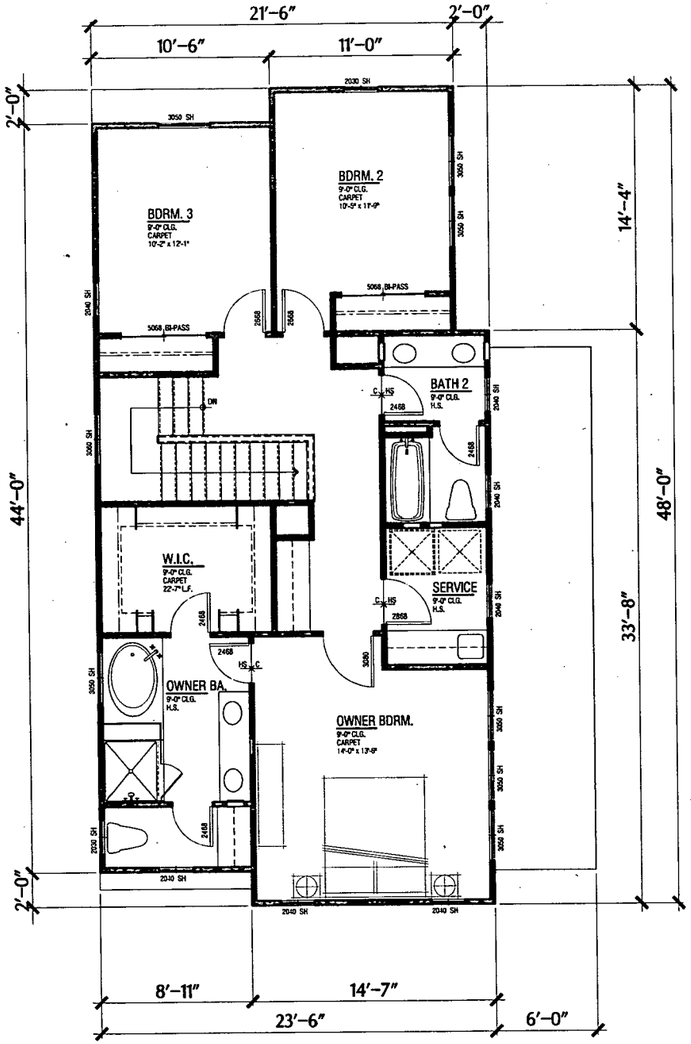
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

April 1, 2013

A2.9SP

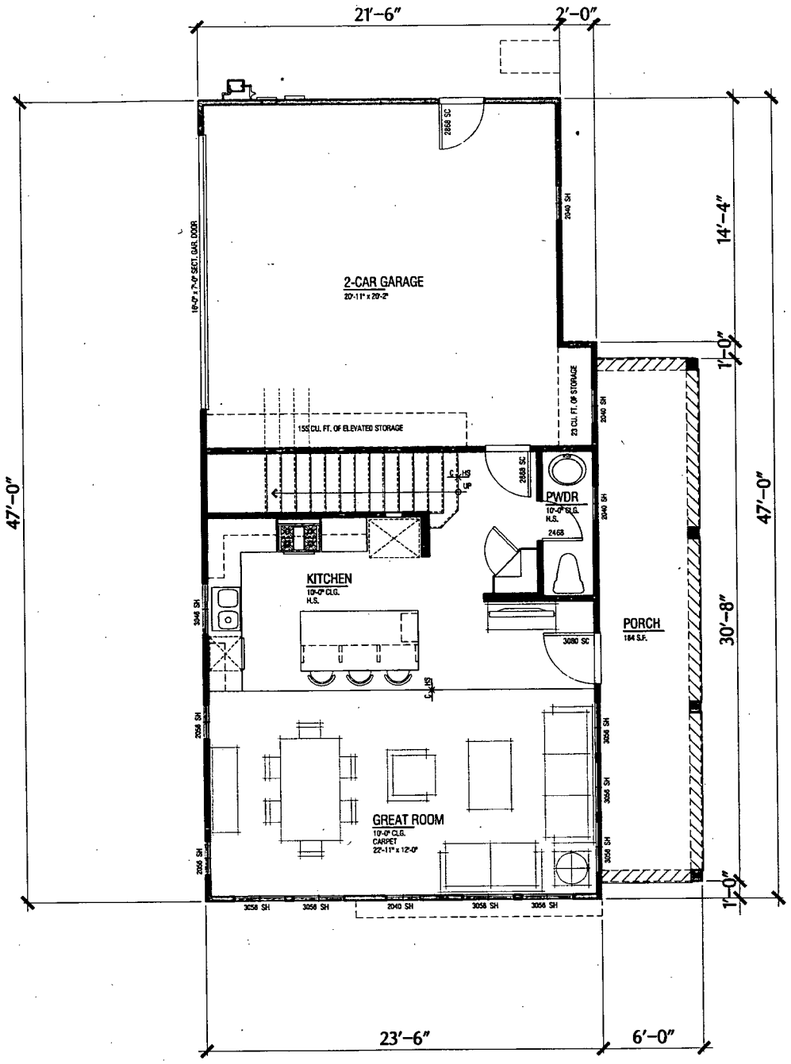
2012201

2012201 - Hawthorne - Mountain View, CA




Second Floor

992 SF




First Floor

625 SF

# Plan 2 Side Garage

2,046 SF
3 Bdrm/Bonus/2.5 Ba
2 Car Garage

# Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

WILLIAM HEZMALHALCH
ARCHITECTS INC.
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
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2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

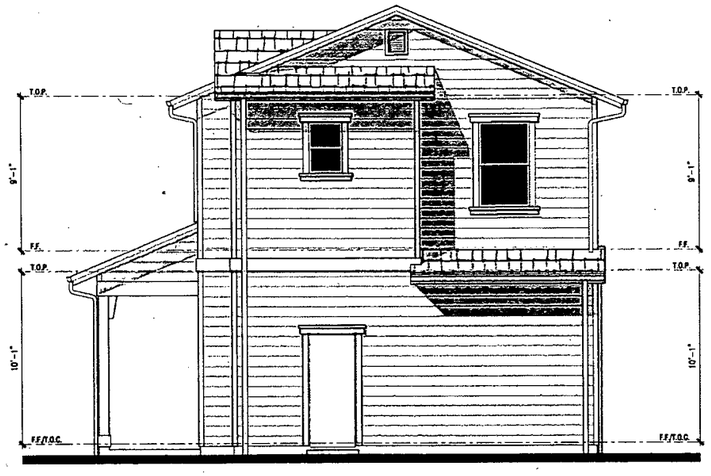
April 1, 2013

A2.10SG

2012201

2012201 - Hawthorne - Mountain View, CA


Right Elevation




Rear Elevation


Left Elevation


Front Elevation

# Plan 2 Side Garage

Elevation 'C'

0 4 8 12



SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

# Hawthorne

Mountain View, CA

Summerhill Homes

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

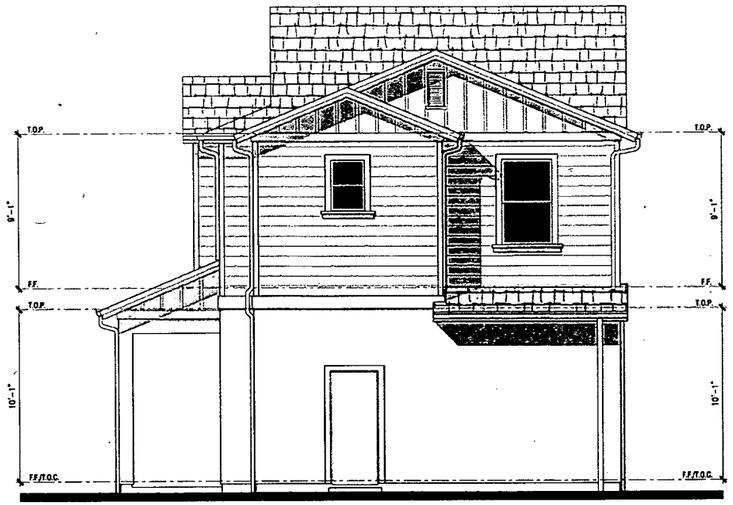
April 1, 2013

A2.11SG

2012201

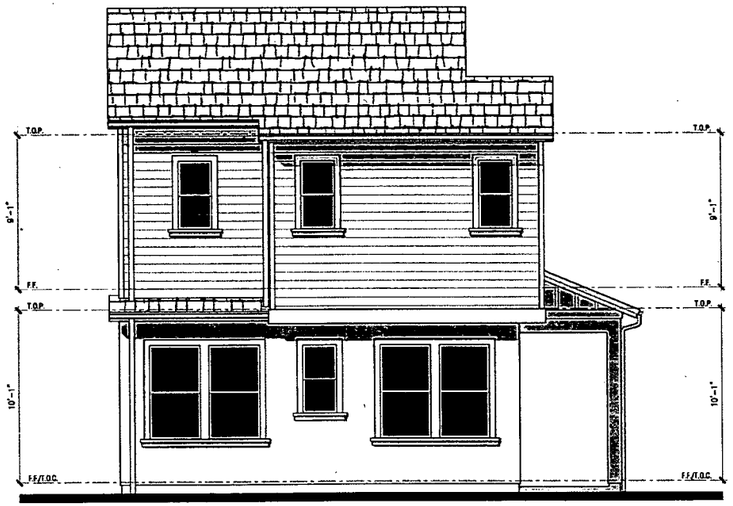
2012201 - Hawthorne - Mountain View, CA


Right Elevation




Rear Elevation


Left Elevation




Front Elevation

# Plan 2 Side Garage

Elevation 'A'

0 4 8 12



SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

## Hawthorne

Mountain View, CA

Summerhill Homes

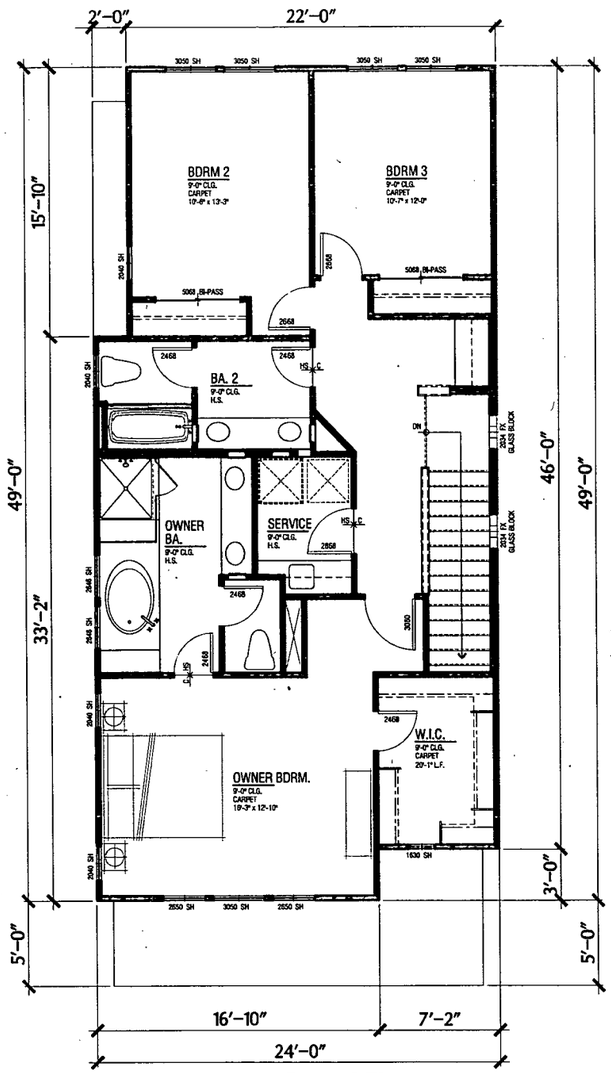
WILLIAM HEZMALHALCH ARCHITECTS INC.
3200 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

April 1, 2013

A2.12SG

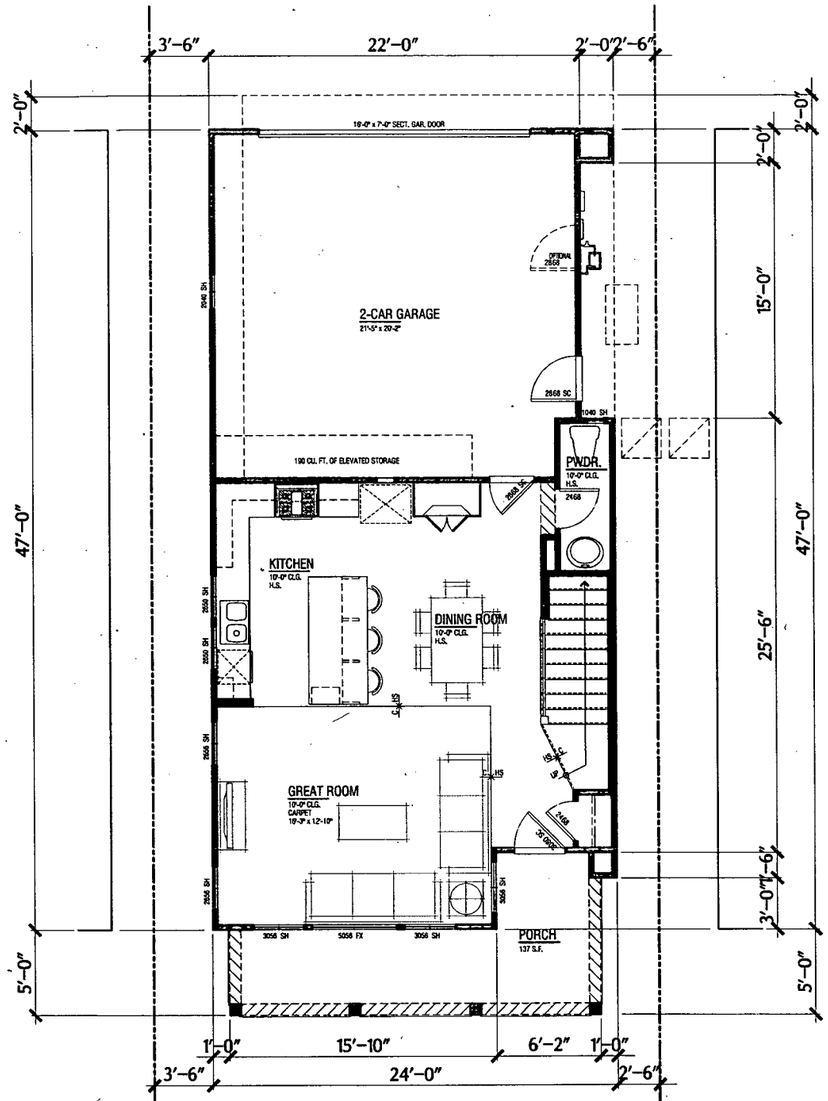
2012201

2012201 - Hawthorne - Mountain View, CA




## Second Floor

1,048 SF




## First Floor

617 SF

# Plan 3

1,665 SF
3 Bdrm/2.5 Ba
2 Car Garage

# Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



SUMMERHILL HOMES SM
COMMUNITIES OF DISTINCTION

WILLIAM HEZMALHALCH
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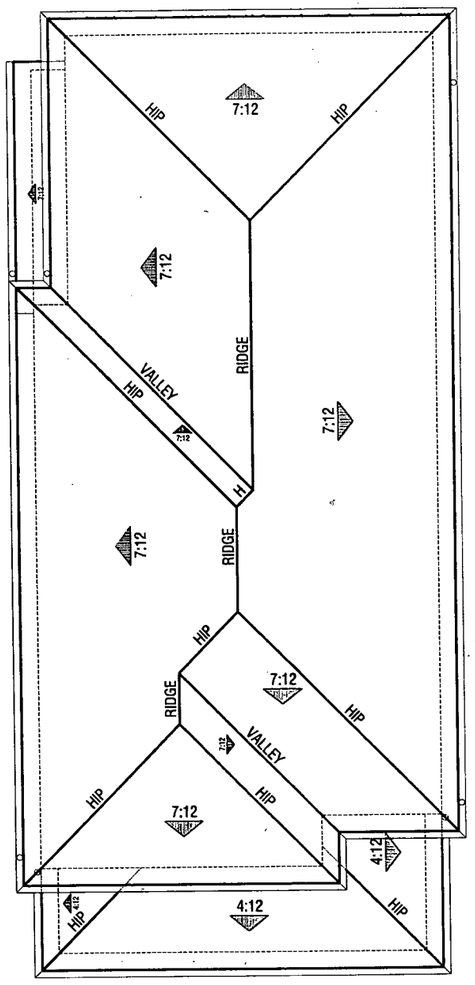
949 250 0607 www.wharchitects.com fax 949 250 1529

April 1, 2013

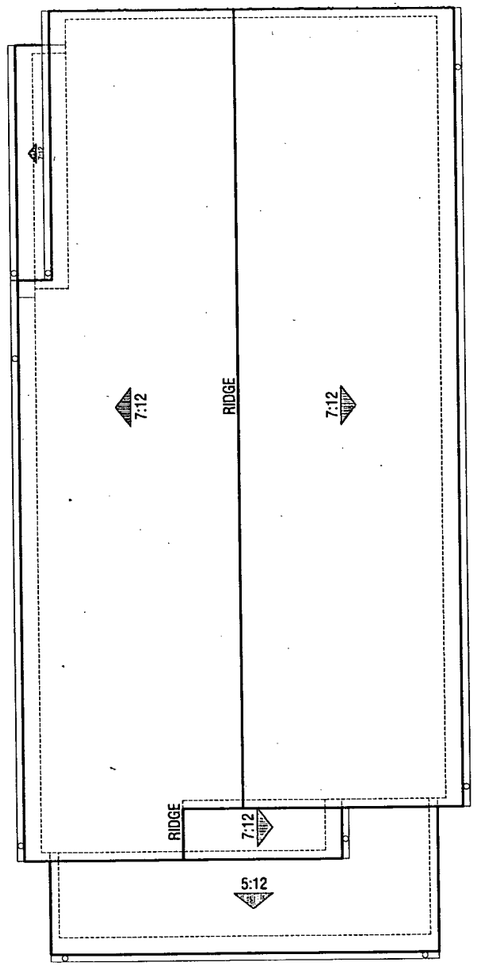
A3.1

2012201

2012201 - Hawthorne - Mountain View, CA




Elevation 'D'




Elevation 'A'

# Plan 3

Roof Plans

# Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

WILLIAM HEZMALHALCH
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April 1, 2013

A3.2

2012201

2012201 - Hawthorne - Mountain View, CA

## Elevation 'D'

| | |
|---|---|
| ROOF: | COMPOSITION SHINGLE<br>STANDING SEAM METAL |
| FASCIA: | WOOD |
| GUTTER: | OGEE SHAPED METAL |
| WALL: | FIBER CEMENT SHINGLE SIDING (6" EXPOSURE)<br>FIBER CEMENT PLANK LAP SIDING (6" EXPOSURE) |
| TRIM: | FIBER CEMENT TRIM |
| WINDOWS: | VINYL<br>GLASS BLOCK |
| CORBEL: | POLYURETHANE |
| GARAGE DOOR: | ROLL-UP SECTIONAL |

## Elevation 'A'

| | |
|---|---|
| ROOF: | COMPOSITION SHINGLE<br>STANDING SEAM METAL (WHERE APPLICABLE) |
| FASCIA: | WOOD |
| GABLE TREATMENT: | DECORATIVE METAL VENT |
| GUTTER: | OGEE SHAPED METAL |
| WALL: | FIBER CEMENT LAP SIDING (5" EXPOSURE)<br>STUCCO (SAND FINISH)<br>FIBER CEMENT BOARD AND BATTEN (WHERE APPLICABLE) |
| TRIM: | FIBER CEMENT TRIM |
| WINDOWS: | VINYL<br>GLASS BLOCK (WHERE APPLICABLE) |
| SHUTTERS: | METAL AWNING |
| RAILING: | FIBER CEMENT TRIM (WHERE APPLICABLE) |
| POTSHELF: | WOOD |
| CORBEL: | POLYURETHANE |
| GARAGE DOOR: | ROLL-UP SECTIONAL |

# Plan 3

Front Elevations

# Hawthorne

Mountain View, CA
Summerhill Homes

0 4 8 12



SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

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ARCHITECTS INC.
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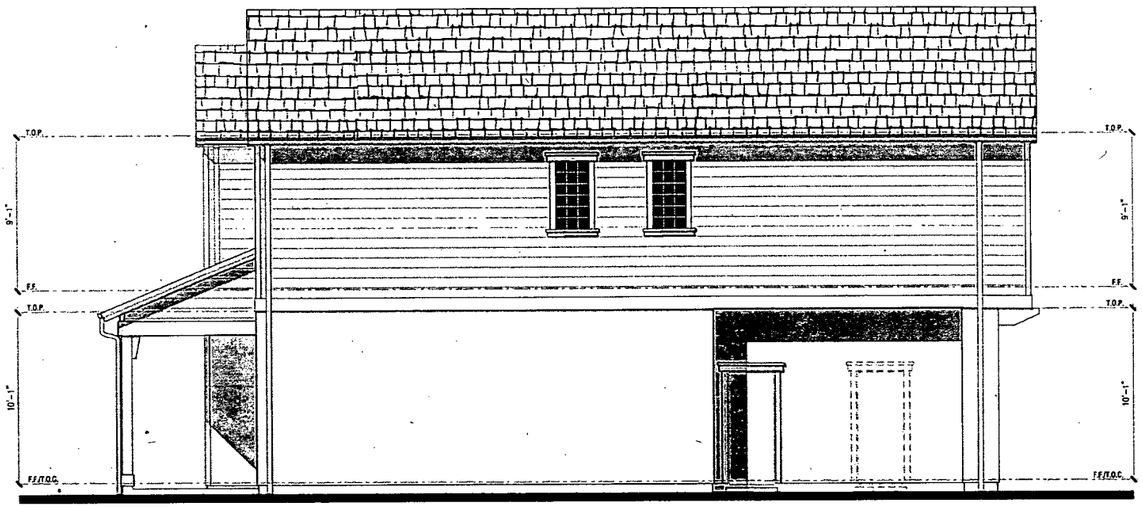
949 250 0607 www.wharchitects.com fax 949 250 1529

April 1, 2013

A3.3

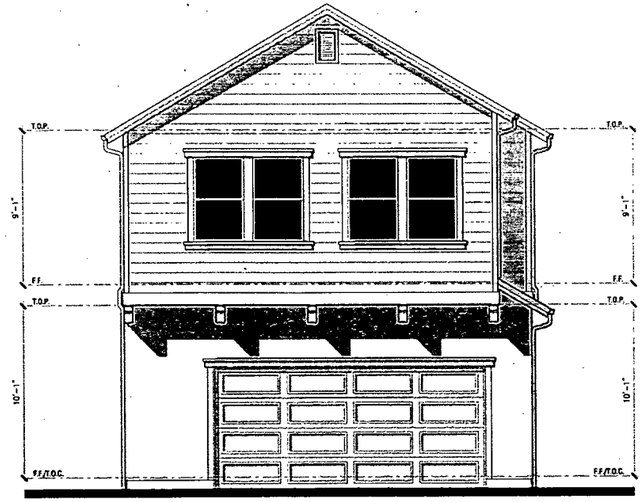
2012201

2012201 - Hawthorne - Mountain View, CA




## Right Elevation

(1 Hour Rated Wall per Code)




## Rear Elevation


## Left Elevation


## Front Elevation

# Plan 3

Elevation 'A'

0 4 8 12



SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

# Hawthorne

Mountain View, CA

Summerhill Homes

WILLIAM HEZMALHALCH ARCHITECTS INC.
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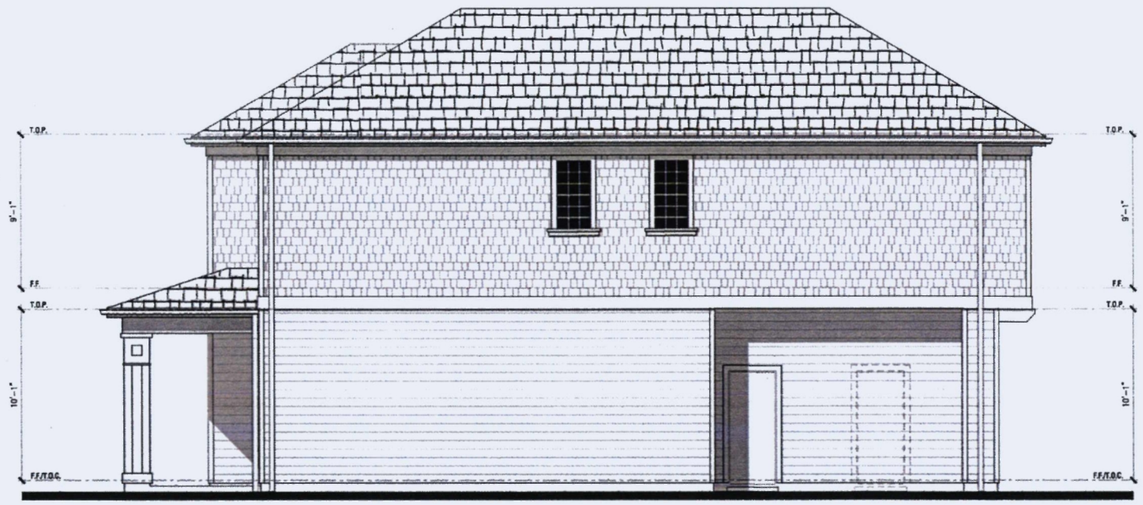
April 1, 2013

A3.4

2012201

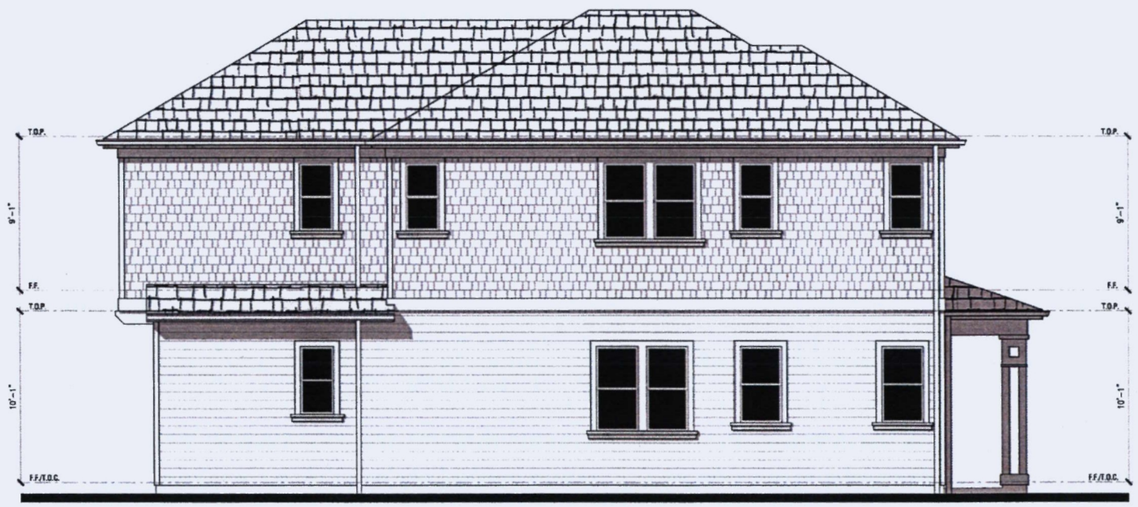
2012201 - Hawthorne - Mountain View, CA




## Right Elevation

(1 Hour Rated Wall per Code)


## Rear Elevation




## Left Elevation


## Front Elevation

# Plan 3

Elevation 'D'

0 4 8 12



SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

# Hawthorne

Mountain View, CA

Summerhill Homes

WILLIAM HEZMALHALCH ARCHITECTS INC.
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April 1, 2013

A3.5

2012201

2012201 - Hawthorne - Mountain View, CA

LINEAR ROOT BARRIERS SHALL BE PLACED WHEREVER TREES ARE PLACED WITHIN 10' OF PROPOSED SEWER LINE, TYP.

SEE ENLARGEMENT ON SHEET L1.1 FOR TYPICAL PASEO DESIGN

BOLLARD LIGHT ALONG PEDESTRIAN PASEO, TYP.

BENCH ALONG TRAIL, TYP.

TURF, TYP.

15' EASEMENT FOR GAS PIPE LINE OR LINES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION PER 1200 O.R. 252

MEANDERING CONCRETE WALK, TYP.

TURF, TYP.

LINEAR ROOT BARRIERS SHALL BE PLACED WHEREVER TREES ARE PLACED WITHIN 10' OF PROPOSED SEWER LINE, TYP.

15' EASEMENT FOR STREET OR ROADWAY, IN FAVOR OF CITY OF MOUNTAIN VIEW, A MUNICIPAL CORPORATION PER 8343 O.R. 266

ENTRY MONUMENT

STAMPED ASPHALT AT ENTRY

PARCEL B

LANE 4

LANE 5

LANE 6

LANE 7

WHISMAN DRIVE

PROPOSED SFPUC EASEMENT

IRRIGATION METER AND BACKFLOW PREVENTER

BOLLARD LIGHT, TYP.

MEANDERING CONCRETE WALK, TYP.

'A' STREET

WATER TREATMENT AREA, TYP. SEE CIVIL PLANS FOR MORE INFORMATION

PARCEL A

SEE BELOW

MATCHLINE

STAMPED ASPHALT, TYP.

SHADE OR ACCENT TREE, TYP.

MAILBOX KIOSKS

SEE ENLARGEMENT ON SHEET L1.1 FOR TYPICAL PLANTING

IRRIGATION CONTROLLER

WATER TREATMENT AREA, TYP. SEE CIVIL PLANS FOR MORE INFORMATION

BIKE TRAIL

TALL SCREENING SHRUBS ALONG FENCE LINE, TYP.

6' HIGH GOOD NEIGHBOR FENCE WITH LATTICE AT PROPERTY LINE, TYP.

SHADE OR ACCENT TREE, TYP.

LAYERED MASSINGS OF WATER CONSERVING ORNAMENTAL SHRUBS AND GROUNDCOVERS, TYP. SEE PRELIMINARY PLANT PALETTE, SHEET L1.3.

LOW FENCE AT FRONT YARDS, TYP.

6' HIGH GOOD NEIGHBOR FENCE WITH LATTICE AT SIDE YARDS, TYP.

COMMUNITY EMERGENCY RESPONSE TEAM SHED

EXISTING TREE CANOPY, TYP.

LANE 1

6' HIGH GOOD NEIGHBOR FENCE WITH LATTICE AT PROPERTY LINE, TYP.

TALL SCREENING SHRUBS ALONG FENCE LINE, TYP.

A L1.1

15' EASEMENT FOR GAS PIPE LINE OR LINES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION PER 1288 O.R. 329

LINEAR ROOT BARRIERS SHALL BE PLACED WHEREVER TREES ARE PLACED WITHIN 10' OF PROPOSED SEWER LINE, TYP.

BENCH ALONG TRAIL, TYP.

MEANDERING CONCRETE SIDEWALK, TYP.

TURF, TYP.

PARCEL B

LANE 2

LANE 3

SHADE OR ACCENT TREE, TYP.

6' HIGH GOOD NEIGHBOR FENCE WITH LATTICE AT SIDE YARDS, TYP.

LOW FENCE AT FRONT YARDS, TYP.

STAMPED ASPHALT, TYP.

WATER TREATMENT AREA, TYP. SEE CIVIL PLANS FOR MORE INFORMATION

EXISTING TREE CANOPY, TYP.

TALL SCREENING SHRUBS ALONG FENCE LINE, TYP.

6' HIGH GOOD NEIGHBOR FENCE WITH LATTICE AT PROPERTY LINE, TYP.

LAYERED MASSINGS OF WATER CONSERVING ORNAMENTAL SHRUBS AND GROUNDCOVERS, TYP. SEE PRELIMINARY PLANT PALETTE, SHEET L1.3.

5' EASEMENT FOR ROADWAY AND UTILITES, IN FAVOR OF CITY OF MOUNTAIN VIEW, PER G751 O.R. 45

TYRELLA AVENUE

PROPOSED SFPUC EASEMENT

PARCEL A

MATCHLINE SEE ABOVE

PROPOSED SFPUC EASEMENT

BIKE TRAIL

MEANDERING CONCRETE WALK, TYP.

LOW FENCE AT FRONT YARDS, TYP.

6' HIGH GOOD NEIGHBOR FENCE WITH LATTICE AT SIDE YARDS, TYP.

0' 15' 30' 60' 90'

## PLANTING DESIGN INTENT:

The landscaping will provide layers of color, texture, and seasonal interest. The landscape design will incorporate sustainable planting practices and the following "build it green" items to maximize water conservation:

- No invasive plant species used on project.
- 75%+ of plants are water conserving california natives or mediterranean species.
- Turf is tall fescue with water use plant factor or 0.8
- Turf area is less than 33% of entire landscaped area.
- Plants are grouped by water needs and each area is irrigated separately (i.e., turf and shrub areas have separate irrig. circuits).
- Low flow sprinkler heads are used on project.
- 2" compost added into soil.
- 2" of mulch added to shrub and ground cover planting areas.

To meet storm water mitigation requirements, water treatment areas will be incorporated along 'a' street's landscape design. these areas will utilize a combination of water tolerant grasses and trees.

Existing tree groupings shall remain where noted on the plan. The existing trees shall be protected during the project's construction phase. New landscaping around the existing trees shall be designed in accordance with the projects arborist's recommendations, and shall utilize drip irrigated low water use plant materials.

Trees, shrubs, and groundcover within the SFPUC easement shall follow the integrated vegetation management policy outlined by the San Francisco Public Utilities Commission.

## IRRIGATION SYSTEM DESIGN INTENT

The irrigation system will be a fully automatic, low gallon system with matched precipitation rate heads or emitters on each circuit. This system will design with head to head coverage and minimum overspray. The low, medium and high water use hydrozones will be on separate valve circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH ST., SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX(415) 864-4796

SUMMERHILL HOMES, INC.
HAWTHORNE
MOUNTAIN VIEW, CALIFORNIA

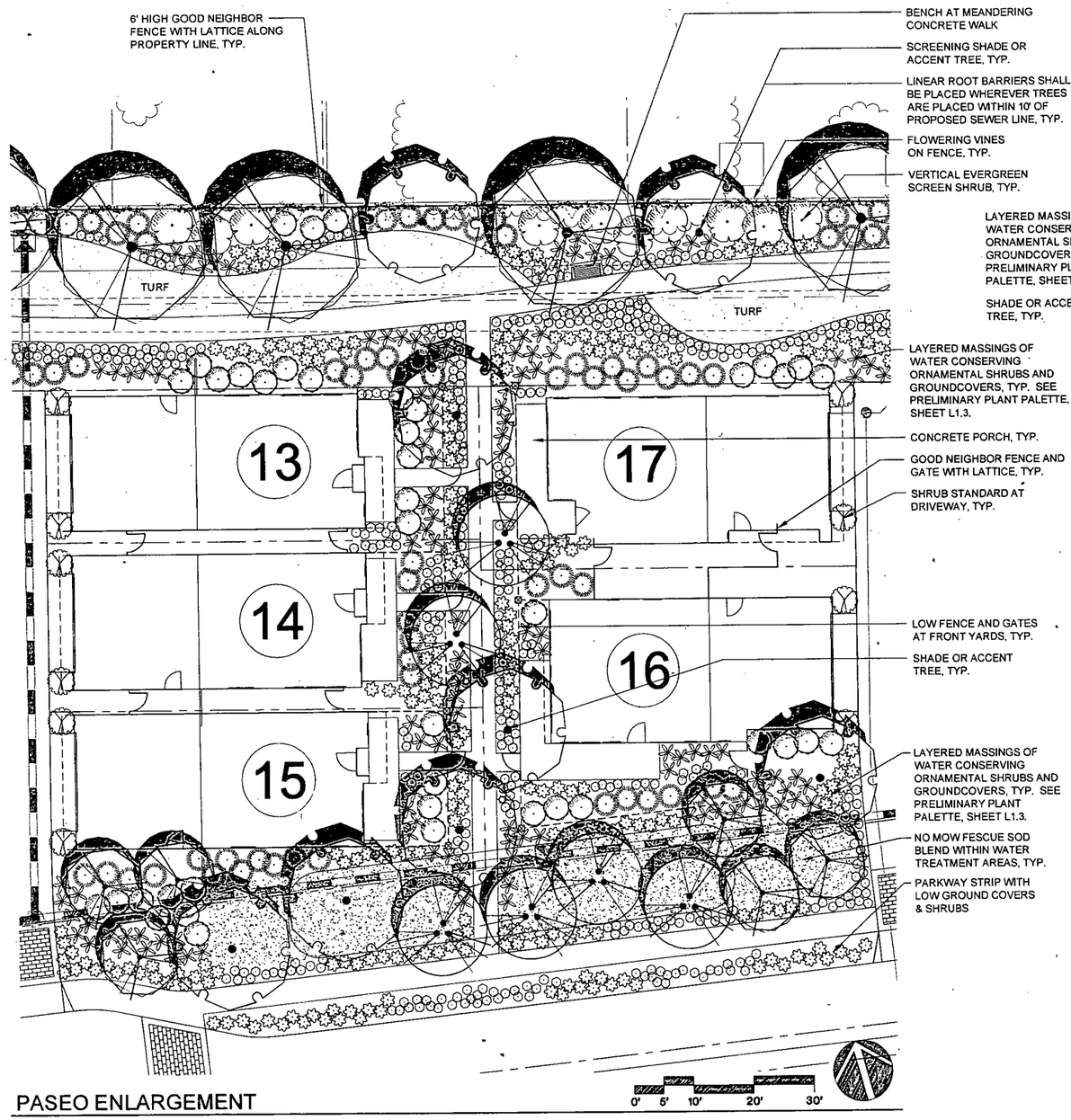
SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

# CONCEPTUAL LANDSCAPE PLAN

DATE: 4/1/13

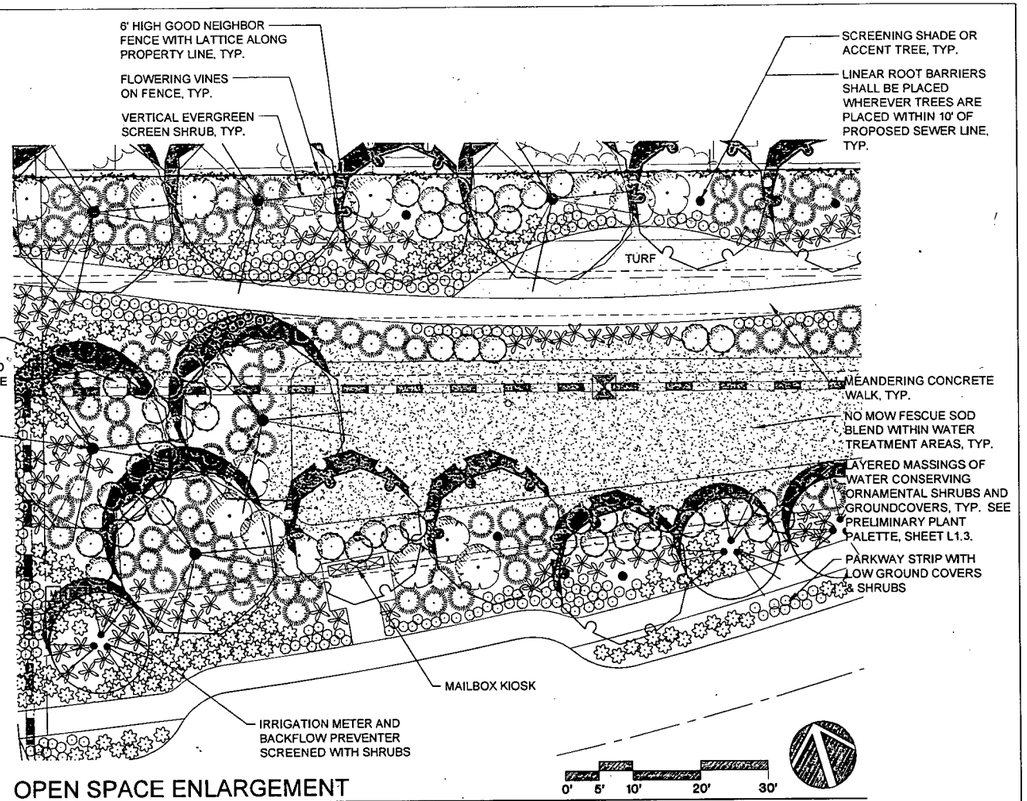
SCALE: 1"=30'-0"

L1.0



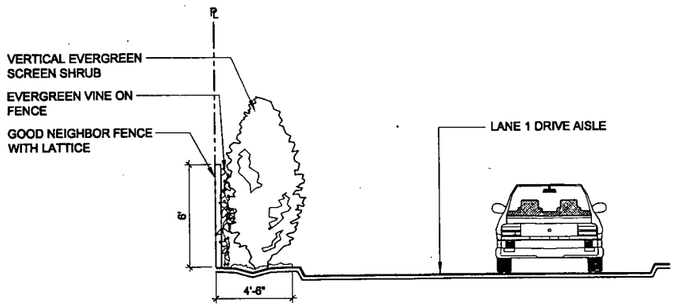

PASEO ENLARGEMENT

1"=10'-0"




OPEN SPACE ENLARGEMENT

1"=10'-0"




ELEVATION A - LANE 1

1/4"=1'-0"

0' 15' 30' 60' 90'

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HAWTHORNE
MOUNTAIN VIEW, CALIFORNIA

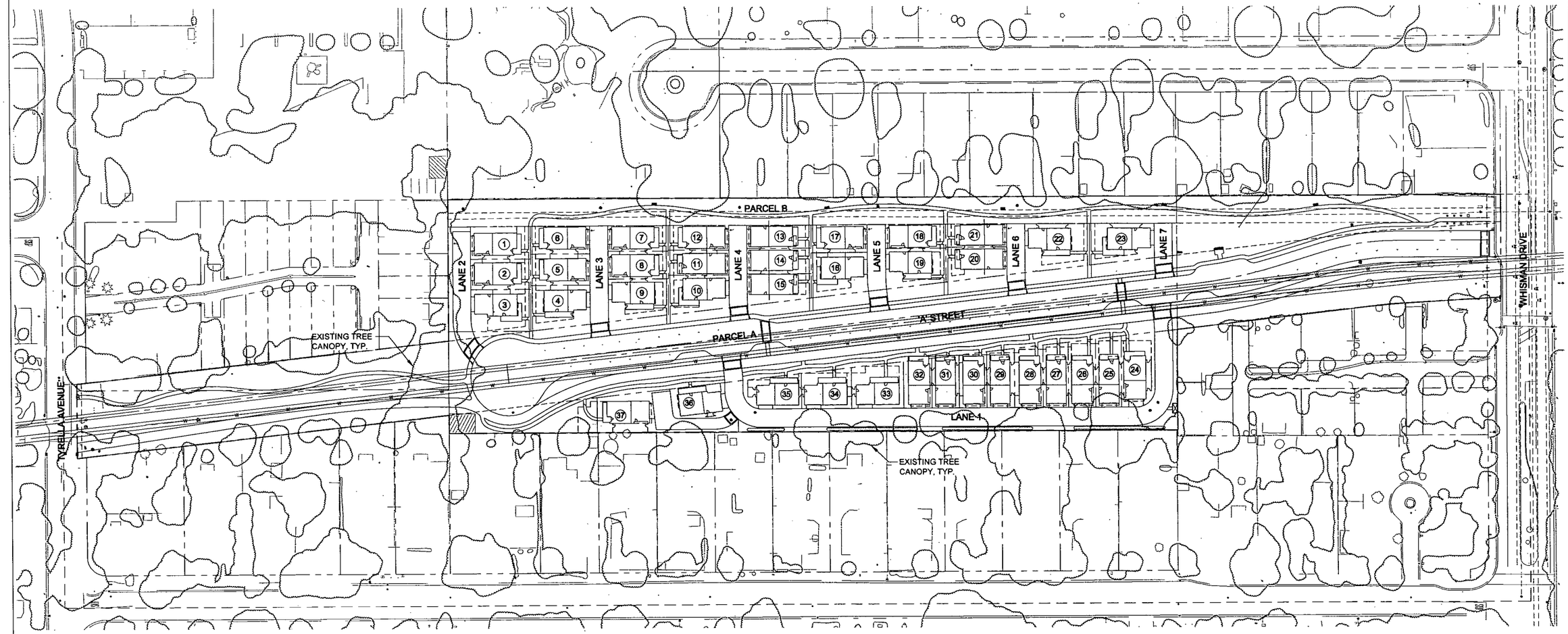
SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

# ENLARGEMENTS AND ELEVATION

DATE: 4/1/13

SCALE: AS SHOWN

L1.1




| TREE DISPOSITION CHART | |
|---|---|
| EXISTING TREES TO BE REMOVED | 0 |
| REQUIRED REPLACEMENT TREES | 0 |
| PROPOSED NEW TREES | 202 |

EXISTING TREE GROUPINGS SHALL REMAIN WHERE NOTED ON THE PLAN. THE EXISTING TREES SHALL BE PROTECTED DURING THE PROJECT'S CONSTRUCTION PHASE. NEW LANDSCAPING AROUND THE EXISTING TREES SHALL BE DESIGNED IN ACCORDANCE WITH THE PROJECTS ARBORIST'S RECOMMENDATIONS, AND SHALL UTILIZE DRIP IRRIGATED LOW WATER USE PLANT MATERIALS.

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MOUNTAIN VIEW, CALIFORNIA

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

# TREE DISPOSITION PLAN

DATE: 4/1/13

SCALE: 1"=50'-0"

L1.2

## SFPUC SUGGESTED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | CONT | WATER USE |
|---|---|---|---|
| **TREES BEYOND 15' OF PIPELINE EDGE** | | | |
| CERCIS OCCIDENTALIS | REDBUD | 15 GAL | VL |
| CITRUS SPECIES | DWARF CITRUS | 15 GAL | M |
| CORNUS SPECIES | DOGWOOD | 15 GAL | M |
| **TREES BEYOND 25' OF PIPELINE EDGE** | | | |
| ACER SPECIES | MAPLE | 24" BOX | M |
| AESCULUS CALIFORNICA | BUCKEYE | 24" BOX | VL |
| ALNUS SPECIES | ALDER | 24" BOX | M |
| CARPINUS SPECIES | HORNBEAM | 24" BOX | M |
| CITRUS SPECIES | CITRUS | 24" BOX | M |
| COTINUS COGGYGRIA | SMOKE TREE | 24" BOX | L |
| CYDONIA OBLONGA | QUINCE | 24" BOX | M |
| ILEX SPECIES | HOLLY | 24" BOX | M |
| LIRIODENDRON TULIPIFERA | TULIP TREE | 24" BOX | M |
| MALUS SPECIES | CRAB APPLE | 24" BOX | M |
| MORUS SPECIES | MULBERRY | 24" BOX | M |
| MYRISTICA SPECIES | NUTMEG | 24" BOX | M |
| OLEA EUROPAEA | OLIVE | 24" BOX | VL |
| RHAPHIOLEPIS SPECIES | HAWTHORN | 24" BOX | L |
| **SHRUBS PERMITTED OVER PIPELINE** | | | |
| ACHILLEA MILLEFOLIUM | YARROW | 1 GAL | L |
| AGAPANTHUS SPECIES | AGAPANTHUS | 1 GAL | M |
| ARMERIA MARITIMA | SEA PINK | 1 GAL | M |
| BERGENIA SPECIES | BERGENIA | 1 GAL | M |
| CAMPSIS RADICANS | TRUMPER VINE | 1 GAL | L |
| CARPOBROTUS EDULIS | ICE PLANT | 1 GAL | L |
| CISTUS SPECIES | ROCK ROSE | 1 GAL | L |
| DIETES BICOLOR | FORTNIGHT LILY | 1 GAL | L |
| ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L |
| ERIGERON SPECIES | FLEABANE | 1 GAL | L |
| ERYSIMUM SPECIES | WALLFLOWER | 1 GAL | L |
| ESCHSCHOLZIA CALIFORNICA | POPPY | 1 GAL | L |
| GAILLARDIA SPECIES | BLANKET FLOWER | 1 GAL | L |
| GAZANIA SPECIES | GAZANIA | 1 GAL | M |
| GUARA LINDHEIMERI | GUARA | 1 GAL | M |
| FESTUCA OVINA GLAUCA | BLUE FESCUE | 1 GAL | L |
| GERANIUM SPECIES | CRANESBILL | 1 GAL | M |
| HEDERA HELIX | ENGLISH IVY | 1 GAL | M |
| HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL | L |
| HEMEROCALLIS SPECIES | DAYLILY | 1 GAL | M |
| IRIS SPECIES | IRIS | 1 GAL | L |
| LANTANA SPECIES | LANTANA | 1 GAL | L |
| LAVANDULA SPECIES | LAVENDER | 1 GAL | L |
| LIMONIUM PEREZII | SEA STATICE | 1 GAL | L |
| MIMULUS SPECIES | MONKEY FLOWER | 1 GAL | L |
| PENNISETUM SPECIES | FOUNTAIN GRASS | 1 GAL | L |
| PENSTEMON SPECIES | BEARD TONGUE | 1 GAL | M |
| PRIMULA SPECIES | PRIMROSE | 1 GAL | L |
| ROSA FLOWERCARPET | SHRUB ROSE | 1 GAL | M |
| SALVIA LEUCANTHA | MEXICAN SAGE | 1 GAL | L |
| SALVIA SPECIES | SAGE | 1 GAL | L |
| SANTOLINA SPECIES | SANTOLINA | 1 GAL | L |
| TEUCRIUM SPECIES | GERMANDER | 1 GAL | L |
| VINCA SPECIES | PERIWINKLE | 1 GAL | M |
| **SHRUBS PERMITTED BEYOND 15' OF PIPELINE EDGE** | | | |
| ARBUTUS UNEDO | STRAWBERRY TREE | 5 GAL | L |
| ARCTOSTAPHYLOS SPECIES | MANZANITA | 5 GAL | L |
| BERBERIS SPECIES | BARBERRY | 5 GAL | L |
| CARPENTERIA CALIFORNICA | BUSH ANEMONE | 5 GAL | L |
| CEANOTHUS SPECIES | CALIFORNIA LILAC | 5 GAL | L |
| CORREA PULCHELLA | AUSTRALIAN FUSCHIA | 5 GAL | L |
| COTONEASTER SPECIES | COTONEASTER | 5 GAL | L |
| ESCALLONIA SPECIES | ESCALLONIA | 5 GAL | M |
| FEIJOA SELLOWIANA | PINEAPPLE GUAVA | 5 GAL | L |
| GARRYA SPECIES | SILKTASSEL | 5 GAL | L |
| GREVILLEA SPECIES | GREVILLEA | 5 GAL | L |
| HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | VL |
| LEPTOSPERMUM LAEVIGATUM | AUSTRALIAN TEA TREE | 5 GAL | L |
| MAHONIA SPECIES | MAHONIA | 5 GAL | L |
| MYRTUS CALIFORNICA | PACIFIC WAX MYRTLE | 5 GAL | L |
| NERIUM OLEANDER | OLEANDER | 5 GAL | L |
| OLEA EUROPAEA | DWARF OLIVE | 5 GAL | L |
| PITTOSPORUM SPECIES | TOBIRA | 5 GAL | L |
| PRUNUS ILICIFOLIA ILICIFOLIA | HOLLYLEAF CHERRY | 5 GAL | L |
| PRUNUS ILICIFOLIA LYONII | CATALINA CHERRY | 5 GAL | L |
| RAPHIOLEPIS INDICA | INDIAN HAWTHORN | 5 GAL | L |
| RHAMNUS CALIFORNICA | COFFEEBERRY | 5 GAL | L |
| RHUS OVATA | SUGAR BUSH | 5 GAL | L |
| RIBES SPECIES | CURRANT | 5 GAL | L |
| ROSMARINUS SPECIES | ROSEMARY | 5 GAL | L |
| SARCOCOCCA SPECIES | SWEET BOX | 5 GAL | L |
| SOLLYA HETEROPHYLLA | AUSTRALIAN BLUE CREEPER | 5 GAL | L |
| WESTRINGIA SPECIES | WESTRINGIA | 5 GAL | L |
| XYLOSMA CONGESTUM | XYLOSMA | 5 GAL | L |

## SHRUB AND GROUNDCOVER PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | CONT | WATER USE |
|---|---|---|---|---|
| **SHRUB STANDARD** | | | | |
| | CAMELLIA JAPONICA | CAMELLIA STANDARD | 15 GAL | M |
| | LAVATERA STANDARD | MALLOW | 15 GAL | L |
| | PODOCARPUS MACROPHYLLUS 'MAKI' | SHRUBBY YEW PINE | 15 GAL | M |
| | RHAPHIOLEPIS 'MAJESTIC BEAUTY' | RHAPIOLEPIS STANDARD | 15 GAL | L |
| | SOLANUM RAN. `ROYAL ROBE` | PARAGUAY NIGHTSHADE STANDARD | 15 GAL | M |
| | TIBUCHINA URVILLEANA | PRINCESS FLOWER STANDARD | 15 GAL | M |
| **LARGE** | | | | |
| | ABELIA X GRANDIFLORA | GLOSSY ABELIA | 5 GAL | L |
| | BAMBUSA SPECIES | BAMBOO | 5 GAL | L |
| | CEANOTHUS X `JULIA PHELPS` | CALIFORNIA LILAC | 5 GAL | VL |
| | LAVATERA ASSURGENTIFLORA | MALLOW | 5 GAL | L |
| | LEONOTIS LEONURUS | LION`S TAIL | 5 GAL | L |
| | LIGUSTRUM JAPONICA 'TEXANUM' | TEXAS PRIVET | 5 GAL | M |
| | NANDINA DOMESTICA | HEAVENLY BAMBOO | 5 GAL | L |
| | PHOTINIA X FRASERI | PHOTINIA | 5 GAL | M |
| | PITTSPORUM TENUIFOLIUM | KOHUHU | 5 GAL | M |
| | PITTOSPORUM TOBIRA 'VARIAGATA' | VARIAGATED TOBIRA | 5 GAL | L |
| | PODOCARPUS MACROPHYLLUS 'MAKI' | SHRUBBY YEW PINE | 5 GAL | M |
| | PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' | CAROLINA LAUREL | 5 GAL | L |
| | RHAPIOLEPIS INDICA 'SPRINGTIME' | INDIAN HAWTHORN | 5 GAL | L |
| **MEDIUM** | | | | |
| | ANIGOZANTHOS HYBRIDS `BIG RED` | BIG RED KANGAROO PAW | 5 GAL | L |
| | ANISODONTEA X HYPOMANDARUM | CAPE MALLOW | 5 GAL | M |
| | ASPIDISTRA ELATIOR | CAST IRON PLANT | 1 GAL | L |
| | COLEONEMA PULCHRUM | PINK BREATH OF HEAVEN | 5 GAL | M |
| | COTONEASTER MICROPHYLLUS | ROCKSPRAY COTONEASTER | 1 GAL | L |
| | CORREA PULCHELLA | AUSTRALIAN FUCHSIA | 1 gal | L |
| | DIETES BICOLOR | FORTNIGHT LILY | 1 GAL | L |
| | ERYSIMUM HYBRIDS `BOWLES MAUVE` | LAVENDER WALLFLOWER | 5 GAL | L |
| | FESTUCA MAIREI | ATLAS FESCUE | 1 GAL | L |
| | GREVILLEA 'NOELII' | GREVILLEA | 5GAL | L |
| | HEBE 'VERONICA LAKE' | HEBE | 5 GAL | M |
| | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL | L |
| | KNIPHOFIA UVARIA `SPRINGTIME` | RED HOT POKER | 1 GAL | M |
| | LAVANDULA ANGUSTIFOLIA | ENGLISH LAVENDER | 1 GAL | L |
| | LIMONIUM PEREZII | STATICE | 1 GAL | L |
| | MUHLENBERGIA RIGENS | DEER GRASS | 1 GAL | L |
| | NEPHROLEPIS CORDIFOLIA | SOUTHERN SWORD FERN | 1 GAL | M |
| | OSMANTHUS HETEROPHYLLUS `GOSHIKI` | GOSHIKI HOLLY OLIVE | 1 GAL | M |
| | PHORMIUM HYBRIDS | FLAX | 1 GAL | L |
| | PITTOSPORUM TOBIRA 'TURNER'S DWARF' | VARIGATED DWARF TOBIRA | 1 GAL | L |
| | ROSA 'FLOWER CARPET PINK' | GROUNDCOVER ROSE | 2 GAL | M |
| | ROSA FLORIBUNDAS 'ICEBERG' | ICEBERG ROSE | 2 GAL | M |
| | ROSMARINUS OFFICINALIS `TUSCAN BLUE` | ROSEMARY | 5 GAL | L |
| | SALVIA SPECIES | SAGE | 5 GAL | L |
| | VIBURNUM DAVIDII | DAVID VIBURNUM | 5 GAL | M |
| | WESTRINGIA FRUTICOSA `MORNING LIGHT` | COASTAL ROSEMARY | 5 GAL | L |
| **SMALL** | | | | |
| | AGAPANTHUS SPECIES | LILY OF THE NILE | 1 GAL | M |
| | ARCTOSTAPHYLOS 'EMERALD CARPET' | EMERALD CARPET MANZANITA | 1 GAL | L |
| | ERIGERON KARVINSKIANUS | FLEABANE | 1 GAL | L |
| | ERODIUM REICHARDII | ALPINE GERANIUM | 1 GAL | L |
| | FESTUCA IDAHOENSIS | IDAHOE FESCUE | 1 GAL | VL |
| | FESTUCA OVINA GLAUCA | BLUE FESCUE | 1 GAL | L |
| | HEMEROCALLIS HYBRID | DAYLILY | 1 GAL | M |
| | HEUCHERA SANGUINEA `SANTA ANA CARDINAL` | CORAL BELLS | 1 GAL | M |
| | LANTANA 'DWARF YELLOW | DWARF LANTANA | 1 GAL | L |
| | LIRIOPE SPECIES | LIRIOPE | 1 GAL | M |
| | MENTHA SPECIES | SPEARMINT | 1 GAL | L |
| | NASSELLA TENUISSIMA | MEXICAN NEEDLE GRASS | 1 GAL | L |
| | NEPETA X FAASSENII | CATMINT | 1 GAL | L |
| | OPHIOPOGON JAPONICUS | MONDO GRASS | 1 GAL | M |
| | PHORMIUM HYBRIDS 'TONEY TIGER' | FLAX | 1 GAL | L |
| | SANTOLINA PINNATA `EDWARD BOWLES` | LAVENDER COTTON | 1 GAL | L |
| | SISYRINCHIUM BELLUM | BLUE-EYED GRASS | 1 GAL | VL |
| | VERBENA TENUISECTA `EDITH` | EDITH MOSS VERBENA | 1 GAL | L |
| **VINES** | | | | |
| | CLEMATIS ARMANDII | EVERGREEN CLEMATIS | 15 GAL | M |
| | CLYTOSTOMA CALLISTEGIOIDES | VIOLET TRUMPET VINE | 15 GAL | M |
| | HARDENBERGIA VIOLACEA 'HAPPY WANDERER' | LILAC VINE | 15 GAL | M |
| | JASMINUM POLYANTHUM | JASMINE | 15 GAL | M |
| **WATER TREATMENT** | | | | |
| | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GAL | L |
| | CAREX PRAEGACILIS | FIELD SEDGE | 1 GAL | M |
| | DESCHAMPSIA C. 'NORTHERN LIGHTS' | TUFTED HAIRGRASS | 1 GAL | L |
| | FESTUCA CALIFORNIA | CALIFORNIA FESCUE | 1 GAL | L |
| | FESTUCA IDAHOENSIS | IDAHOE FESCUE | 1 GAL | VL |
| | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL | L |
| | FESTUCA 'NO MOW' | NO MOW FESCUE | SOD | H |
| | LEYMUS TRITICOIDES | CREEPING WILDRYE | 1 GAL | VL |
| | NASELLA PULCHRA | PURPLE NEEDLE GRASS | 1 GAL | VL |
| **TURF** | | | | |
| | FESTUCA ELATOR MEDALLION | TURF | SOD | H |

## TREE PALETTE (OUTSIDE OF SFPUC)

| SYMBOL | BOTANICAL NAME | COMMON NAME | CONT | WATER USE |
|---|---|---|---|---|
| **STREET TREE** | | | | |
| | ACER RUBRUM | MAPLE | 24" BOX | M |
| | CELTIS CHINENSIS | CHINESE HACKBERRY | 24" BOX | L |
| | FRAXINUS OXYCARPA 'RAYWOOD' | RAYWOOD ASH | 24" BOX | M |
| | QUERCUS ILEX | HOLLY OAK | 24" BOX | L |
| | ROBINIA 'PURPLE ROBE' | LOCUST | 24" BOX | L |
| | ULMUS PARVIFOLIA | ELM | 24" BOX | M |
| **MEDIUM ACCENT TREE** | | | | |
| | ACER PALMATUM 'SANGO KAKU' | CORAL BARK MAPLE | 15 GAL | M |
| | CARPINUS BETULUS 'FRANS FONTAINE' | EUROPEAN HORNBEAM | 15 GAL | M |
| | CHITALPA TASHKENTENSIS | CHITALPA | 15 GAL | L |
| | HYMENOSPORUM FLAVUM | SWEETSHADE | 15 GAL | M |
| | LAURUS NOBILIS | SWEET BAY | 15 GAL | L |
| | LOPHOSTEMON LAURINA | SMALL-LEAF TRISTANIA | 15 GAL | M |
| | MAGNOLIA VIRGINIANA | SWEET BAY | 15 GAL | M |
| | OLEA EUROPAEA 'SWAN HILL' | FRUITLESS OLIVE | 15 GAL | VL |
| | PRUNUS YEDOENSIS `AKEBONO` | FLOWERING CHERRY | 15 GAL | M |
| | PYRUS CALLERYANA `CHANTICLEER` | CHANTICLEER PEAR | 15 GAL | M |
| | PYRUS KAWAKAMII | EVERGREEN PEAR | 15 GAL | M |
| **SMALL ACCENT TREE** | | | | |
| | ARBUTUS 'MARINA' | STRAWBERRY TREE | 15 GAL | L |
| | GINKGO BILOBA 'PRICETON SENTRY' | MAIDENHAIR TREE | 15 GAL | M |
| | LAGERSTROEMIA 'MUSKOGEE' | CRAPE MYRTLE | 15 GAL | L |
| | MAGNOLIA GRANDIFLORA 'EDITH BOGUE' | EDITH BOGUE MAGNOLIA | 15 GAL | M |
| | MAGNOLIA X SOULANGEANA 'LILLIPUTIAN' | SAUCER MAGNOLIA | 15 GAL | M |
| | PHOTINIA SERRATIFOLIA | CHINESE PHOTINIA | 15 GAL | M |
| | PRUNUS SERRULATA 'AMONOGAWA' | FLOWERING CHERRY | 15 GAL | M |

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HAWTHORNE
MOUNTAIN VIEW, CALIFORNIA

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

PRELIMINARY PLANT PALETTE
DATE: 4/1/13
SCALE: NTS

L1.3


RED MAPLE


FLOWERING CHERRY


ELM


CAROLINA LAUREL


CEANOTHUS


HEBE


PITTOSPORUM


JAPANESE MAPLE


SWEET BAY


FLOWERING PEAR


BLUE FESCUE


BAMBOO


MALLOW


NANDINA


BREATHE OF HEAVEN


DEER GRASS


CRAPE MYRTLE


LILY OF THE NILE


DAYLILY


LIRIOPE


GREVILLEA


KANGAROO PAW


ESCALLONIA


ARCTOSTAPHYLOS


CORAL BELLS


CAROLEX


LANTANA


ANISODONTEA


RED HOT POKER


FORTIGHT LILY


FLOWERCARPET ROSE


GERANIUM


NO MOW FESCUE SOD


NEEDLE GRASS


ROCKROSE


ERYSIMUM


PHORMIUM

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH ST., SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX(415) 864-4796

SUMMERHILL HOMES, INC.
HAWTHORNE
MOUNTAIN VIEW, CALIFORNIA

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

# PRELIMINARY PLANT IMAGERY

DATE: 4/1/13

SCALE: NTS

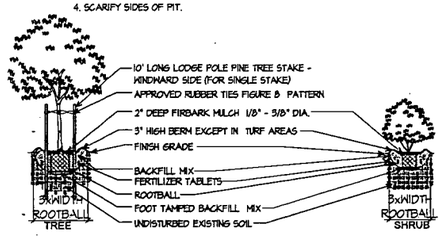
L1.4

NOTES:
1. PLANT CROWN SHALL BE 1" ABOVE FINISH GRADE FOR SHRUBS AND 1-1/2" ABOVE FINISH GRADE FOR TREES AFTER WATERING AND SETTLING.

2. ONE STAKE FOR 5 GAL. TREES AND TWO STAKES FOR 15 GAL AND LARGER TREES.

3. LOCATE STAKES AT OUTSIDE EDGE OF ROOTBALL.

4. SCARIFY SIDES OF PIT.

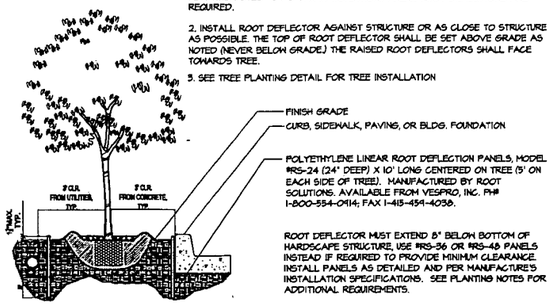



## TREE AND SHRUB PLANTING DETAIL
NTS

NOTES: 1. ROOT DEFLECTORS MAY BE REQUIRED UNDER CERTAIN CONDITIONS. SEE PLANTING NOTES FOR SPECIFIC CONDITIONS WHERE ROOT DEFLECTORS ARE REQUIRED.

2. INSTALL ROOT DEFLECTOR AGAINST STRUCTURE OR AS CLOSE TO STRUCTURE AS POSSIBLE. THE TOP OF ROOT DEFLECTOR SHALL BE SET ABOVE GRADE AS NOTED (NEVER BELOW GRADE.) THE RAISED ROOT DEFLECTORS SHALL FACE TOWARDS TREE.

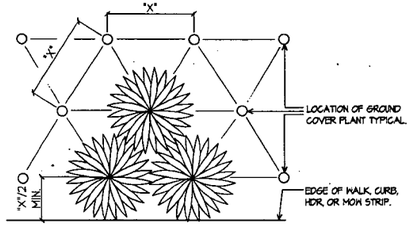
3. SEE TREE PLANTING DETAIL FOR TREE INSTALLATION




ROOT DEFLECTOR MUST EXTEND 8" BELOW BOTTOM OF HARDSCAPE STRUCTURE, USE #RS-36 OR #RS-48 PANELS INSTEAD IF REQUIRED TO PROVIDE MINIMUM CLEARANCE. INSTALL PANELS AS DETAILED AND PER MANUFACTURER'S INSTALLATION SPECIFICATIONS. SEE PLANTING NOTES FOR ADDITIONAL REQUIREMENTS.

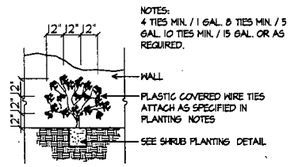
## TREE ROOT BARRIER DETAIL
NTS

NOTE:
"X" = ON CENTER SPACING OF GROUND COVER PLANT CALLED FOR ON PLAN.

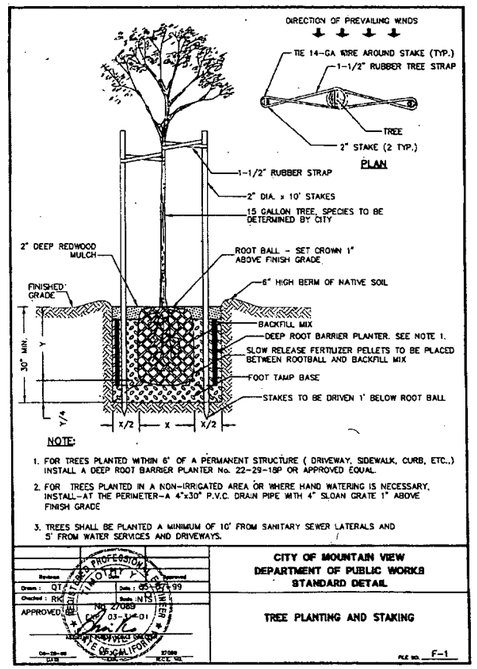



## GROUND COVER PLANTING DETAIL
NTS

NOTES:
4 TIES MIN. / 1 GAL. 8 TIES MIN. / 5 GAL. 10 TIES MIN. / 15 GAL. OR AS REQUIRED.




## VINE PLANTING DETAIL
NTS




NOTE:
1. FOR TREES PLANTED WITHIN 6' OF A PERMANENT STRUCTURE ( DRIVEWAY, SIDEWALK, CURB, ETC.,) INSTALL A DEEP ROOT BARRIER PLANTER No. 22-29-18P OR APPROVED EQUAL.
2. FOR TREES PLANTED IN A NON-IRRIGATED AREA OR WHERE HAND WATERING IS NECESSARY, INSTALL-AT THE PERIMETER-A 4"x30" P.V.C. DRAIN PIPE WITH 4" SLOAN GRATE 1" ABOVE FINISH GRADE
3. TREES SHALL BE PLANTED A MINIMUM OF 10' FROM SANITARY SEWER LATERALS AND 5' FROM WATER SERVICES AND DRIVEWAYS.

| | |
|---|---|
| Drawn: DT | Date: 05-SEP-99 |
| Checked: RK | Scale: NTS |
| APPROVED: RCE 27089 03-Jul-01 | CITY OF MOUNTAIN VIEW DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL |
| | TREE PLANTING AND STAKING |
| | FILE NO. F-1 |

## CITY STREET TREE PLANTING DETAIL
NTS

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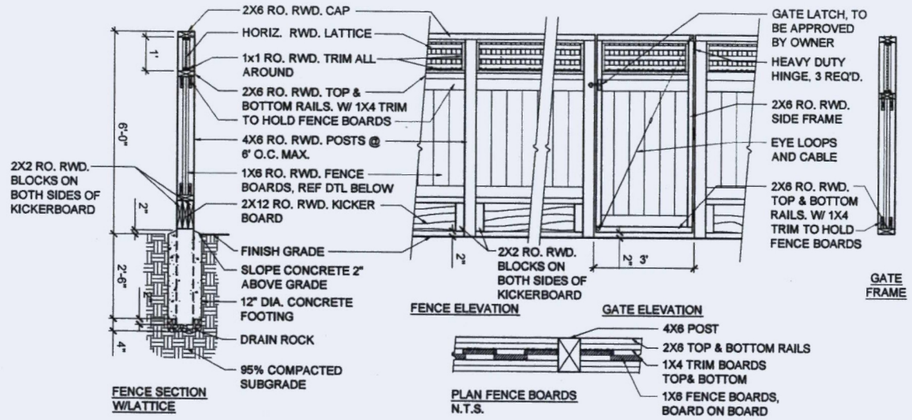
SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

PRELIMINARY PLANTING DETAILS
DATE: 4/1/13
SCALE: AS SHOWN

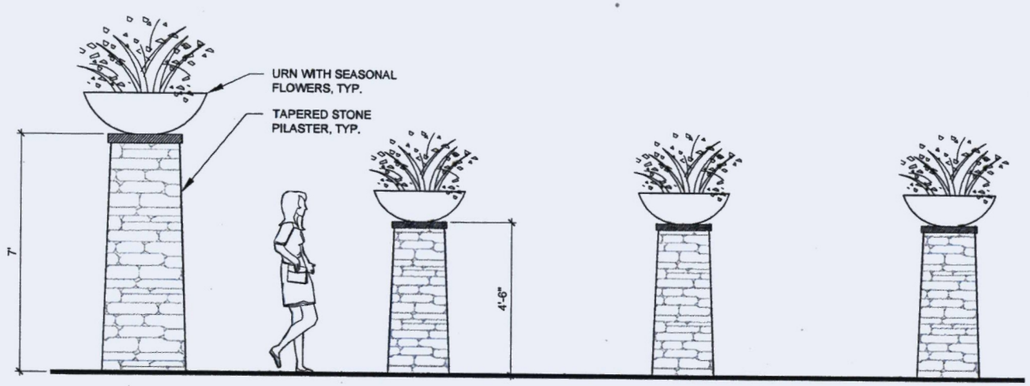
L1.5




NOTES:

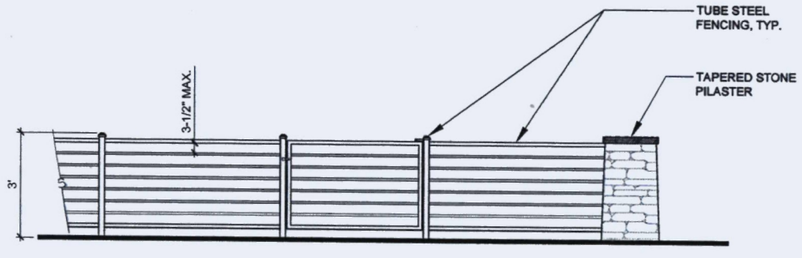
1. ALL WOOD SHALL BE CON. HEART REDWOOD.
2. ALL METAL HARDWARE SHALL BE GALVANIZED STEEL.
3. ALL GATES INSTALLED SHALL BE SUPPORTED BY A DIAGONAL CABLE ATTACHED TO BOTTOM OF GATE FURTHEST FROM HINGES AND ADJACENT TOP OF GATE NEAREST. LOCATE CABLE ON REAR YARD SIDE OF GATE
4. LATTICE WILL BE LOCATED ON FENCE SECTIONS THAT FACE PUBLIC STREETS; ALL OTHER FENCE SECTIONS DO NOT HAVE LATTICES

## GOOD NEIGHBOR FENCE WITH LATTICE
NTS



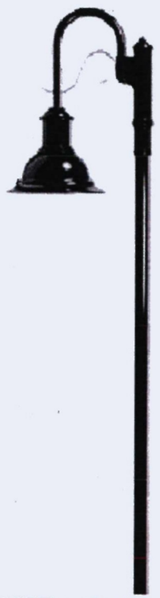

## ENTRY MONUMENT
1/4"-1'-0"

## STAMPED ASPHALT
NTS




ELEVATION

## LOW FENCE AND GATE
1/2"-1'-0"



POLE LIGHT

MODEL: Domus Series w/ Decorative Goose Neck Bracket

COLORS: Bronze

www.lumec.com

BOLLARD LIGHT

MODEL: Domus Series

COLORS: Bronze

www.lumec.com

## SITE LIGHTING
NTS

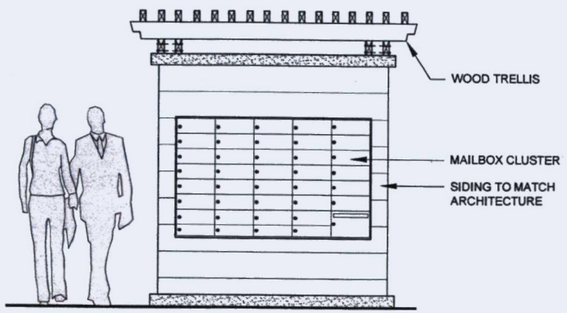
BENCH

MODEL: 168

COLOR: Bronze

www.dumor.com

## BENCH
NTS




ELEVATION

## MAILBOX KIOSK
1/2"-1'-0"

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# CONCEPTUAL LANDSCAPE AMENITIES

DATE: 4/1/13

SCALE: AS SHOWN

L1.6